



DISCOVERY PARTNERS INSTITUTE

CHICAGO CENTER FOR EDUCATION & RESEARCH

COMPETITION BRIEF



UNIVERSITY OF ILLINOIS SYSTEM



ISSUANCE DATE: 08-21-2020



Foreword

As architects, we have an inherent desire to make the world around us a better place. We don't just design buildings we design the places where people live their lives, raise their families, and climb the ladders of their careers.

In school, we were taught to look at the fabric of the neighborhoods that our designs will be constructed in. We were taught to reach out and integrate into our surroundings, to take our cues from what's already there. It seems that far too often we are limited to a single site within a block that has had the essence of form and materials set through history. Only on rare occasions are we allowed to set the stage for what will come after us. The Discovery Partners Institute is one such opportunity. As part of Chicago's "78" development, the DPI project has the rare opportunity

to impact the community around it in ways that usually only come around once or twice in a career. This will be the most significant building completed by the State of Illinois since the James R. Thompson Center opened in 1985.

You are about to embark on a journey that will forever change Chicago's South Loop, to create a place that defines innovation and that will be the image that is synonymous with Discovery around the globe. DPI will integrate into the lives of those that live and work in the South Loop creating a sense of destination and forever changing the context of the neighborhood. We hope you share our enthusiasm for this opportunity and I know that your proposals will live up to DPI's vision for this project.

- Brent Lance, Chair of Selection Committee

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OVERVIEW



President of DPI Statement



William C. Jackson
President of DPI

Dear Architecture Team,

It is with great pleasure that we welcome you to the concept design competition for the new Discovery Partners Institute building! Your team will be helping us usher in a new era in innovation – one that will help Chicago and the State of Illinois rise to a higher level of global prominence. Your design ideas will capture the spirit of the University of Illinois and its partner institutions to create an iconic, highly functional, technologically advanced one-of-a-kind DPI facility.

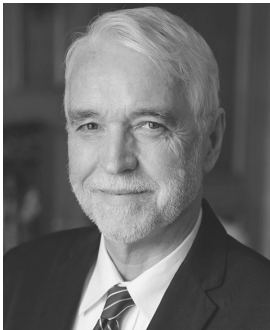
Our DPI staff, along with University leaders, look forward to collaborating with your team during the design competition to suggest ideas as to how the new building can accommodate the three activities that DPI carries out – talent development through educational programs, applied R&D through partner university and company collaborations and technology ecosystem build-out through entrepreneurship and economic development.

But beyond that, we are hoping that your creativity and problem-solving skills will make for a truly exciting and innovative space that the best minds in the world will want to come and be part of; to do their best work here on challenges of great importance and to discover solutions to these challenges that improve conditions for mankind around the world.

Your work will inspire the next several generations of culturally diverse students, scientists, engineers, humanists and community leaders to go beyond the status quo and to seek out and develop entirely new approaches to the problems that plague society.

Through your vision and resulting design, the DPI will transform the way universities and companies work together and, as an Institute of the future, will help Chicago and Illinois build upon their industrial, transportation and agricultural strengths to become a world-class technology powerhouse. The new DPI building will be the centerpiece that unites our community, our government, our universities and our companies toward the common goals of greatness and prosperity for all.

University of Illinois System Statement



Timothy L. Killeen
President of The U of I System

The Discovery Partners Institute's new, permanent home will be even more than a state-of-the-art incubator where the workforce and innovation of tomorrow are born. It also will stand as the bricks-and-mortar symbol of the life-changing work that goes on there, an image that will be fixed in the world's eye as it turns toward Chicago and Illinois to solve challenges and pave the way to progress.

Led by the University of Illinois System, DPI is a launching pad to the future that will bring together the best-and-brightest students, top universities from around the world and leading businesses and industry. Together, they will ramp up the research that drives innovation and create a pipeline of world-class tech talent, with a special emphasis on opening doors of opportunity wider for minority students.

DPI's impact will both magnify and radiate through the Illinois Innovation Network, a system of interconnected hubs that the U of I System is also leading. The network

will add the expertise of every public university in Illinois to the push for progress, and ensure benefits spread to every corner of the state.

Those benefits will be rich, according to a Boston Consulting Group analysis that shows DPI and IIN will pump \$19 billion into the Illinois economy over the next decade. By fiscal 2029, annual economic impact will be \$4.5 billion – a full quarter of the \$17.5 billion that the entire U of I System adds every year through total spending by its universities, 25,000 full-time equivalent employees and nearly 400,000 alumni in the state.

In the next 10 years, DPI and IIN will create 48,000 new economy jobs, nearly enough to fill Chicago's United Center not once but twice. By fiscal 2029, operations will create 9,500 new jobs every year. Nearly half of those jobs ... 23,000 over 10 years and 4,500 annually thereafter ... will be individuals from underrepresented groups, providing opportunities that will transform their lives, their families and their communities. DPI and IIN also hold promise for breakthrough, world-changing innovation – solutions for a sustainable planet; food supplies for an ever-growing world; solutions to problems of aging, disease and crime; and new companies and new social innovation, to name just a few.

Thank you for your interest as we work to make Chicago and Illinois the epicenter of the new economy, and to lead the renaissance of communities across the state and beyond.

The Discovery Partners Institute

The Discovery Partners Institute (DPI) is a purpose-driven, collaborative research institute located in Chicago that is focused on building prosperity and growing the State of Illinois' workforce by creating solutions to grand challenges. It is led by the University of Illinois System, its three universities and partners.

DPI's mission is to revitalize the Illinois economy by reinventing the role of the research university through interdisciplinary public-private partnerships that aggressively drive technology-based economic growth with global impact. It will do so through:

- Guidance from and partnerships with industry, governmental, non-governmental, and community-based agencies, and cultural and philanthropic organizations
- Purpose-driven research that creates actionable results
- Accelerated transition of results to application through partnerships and entrepreneurship
- Targeted thematic and cross-cutting education and workforce development
- In doing its work, DPI is guided by principles of inclusivity (in all forms), transparency (in both process and governance), ethics and accountability, and engagement with the local community.

Building upon our many collective successes, we aim to improve the quality of life for all, drive the State of Illinois's economic growth, and have global impact.

DPI will be connected to hubs across the state as part of the Illinois Innovation Network (IIN). Through the IIN, the institute's world-class faculty and staff will work with universities and business partners across the state on research and education initiatives that help launch new companies and lift communities.

Hubs will be located at each of the U of I System's universities (Urbana-Champaign, Chicago, and Springfield), at or near the campuses of our founding partners – the University of Chicago and Northwestern University – and at other four-year public universities across the state. Northern Illinois University was announced as the first hub outside the U of I System in October 2018 and Peoria joined the IIN in December. All of the state's public universities are making progress toward becoming IIN hubs.

Site Introduction and Design Challenge

The primary design challenge is the creation of a facility that will represent the lofty ideals of the institutions represented by the DPI while housing the complex research, engagement and educational programs necessary to meet the institute's mission. Seven specific and unique challenges were identified in a feasibility study, and should be addressed by the proposed design solutions:

- Iconic Architecture,
- Sustainability,
- Interdisciplinary Collaboration,
- Flexibility/Durability,
- Technology,
- Community Connection,
- Privacy Concerns.

The new 500,000 sq ft facility will be located in “The 78” development, just south of the Loop. While an exact site within The 78 has yet to be finalized, an assumed 3.5 acre site on the south end of the development is provided for this competition.

The DPI has a bold vision for tackling a broad range of societal challenges, and the home of the institute should reflect that vision. This competition is meant to be the first step towards realizing a once in a generation facility that can have meaningful impact on society as whole. The task of designing that facility should be treated with the same excitement and innovative spirit that is central to the DPI.



Appendix A | DPI Feasibility Study | Page 41 | Proposed Detailed Program

*Note: Due to the complex nature of the real estate transaction between the University and the developer of the 78, detailed site information was not available at the time this report/brief was conducted. Therefore, our assumptions on a potential site are laid out in the following section.

PROGRAM



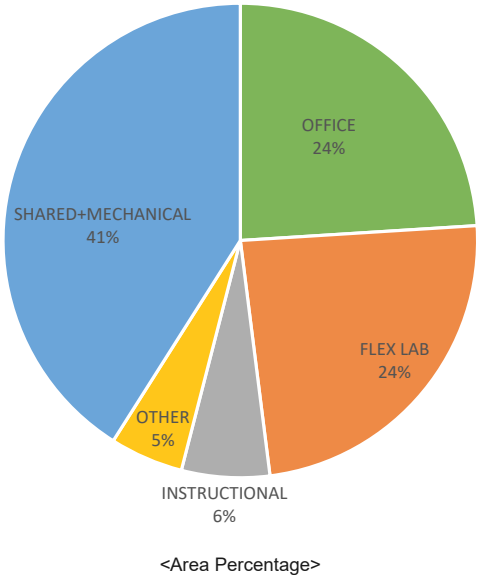
Program Overview

The unique and expansive mission of the DPI requires a one of a kind building. The primary function of the building will be to house the work of leading academics, industry representatives, and students while encouraging interdisciplinary collaboration between both these users and the broader public.

The attached sample program was developed by identifying generalized spaces that begin to meet these demands from other existing peer institutions and tabulating those spaces into a rough program that can house the expected occupancy of the DPI. Part of the challenge of this competition is understanding the unique spatial needs of the users and developing new and innovative program spaces to meet those needs. Therefore, the high level program presented here should be taken as a guide to the spatial and personnel needs of the DPI, rather than a final tabulation.

Special attention should be paid to the large areas of Flex Lab space. This has been identified as area that will be key to the interdisciplinary and collaborative missions of the DPI, and offers unique opportunities for creative response from the design teams.

SUMMARY OF PROPOSED DPI PROGRAM



DPI Vision and Goals

As important as the research is to build an ecosystem housed in the Innovation Hub at The 78, a strong base in Chicago as a world-class city is critical.

DPI must create a Chicago based ecosystem of research activity where key partners maintain a presence with DPI.

- A physical presence in Chicago with permanent staffing
- Interaction with other research entities and with the DPI science teams
- Exposure to the economic ecosystem
- NCSA has expressed an interest, and we intend to host many more

The Hub at The 78 will be the state-of-the-art anchor for our Chicago presence

- Research facilities
- DPI talent development facilities
- Executive conference center
- Housing for visiting researchers and students
- Tech companies and corporate R&D groups
- Interaction of researchers with incubators (like 1871), tech companies, and corporate R&D groups



The following seven concepts emerged as priorities from discussions with the key stakeholders for DPI during the feasibility study and should be considered essential components of the new facility. While each concept will likely not be a core feature for the proposal, these priorities should be noted by the Respondent.

Iconic Architecture

The architecture of the building should be a proper home to and representative of the mission of DPI. It should inspire researchers and visitors, while creating a memorable and lasting impression. Its design should represent the time of its completion and the aspirations of its founders while looking forward to a multi-generational life of service to society.

The building should take advantage of the river, city, and site for views both from the building and of the building. It should become a prominent feature noted in river tours and everyone that moves through the area should be able to identify it.

The interior of the institute should be memorable experience that engages the senses and stimulates creativity. Open spaces displaying research and the inspirational work happening within should be apparent to visitors and connections between the disciplines, the community, and the world should be visible.

Sustainable

As an extension of the mission, the building should represent the highest goals, values and aspirations for a sustainable carbon neutral future. In addition to energy and carbon goals, the combination of adjacency to the Chicago River, and the mission statement of the Water

and Environmental thematic area call for a futuristic and comprehensive approach to water stewardship.

Finally, as part of an experimental neighborhood development, the building should respond to the transportation ideals recommended by CDOT and Related Midwest with regards to cycling and alternative modes of transportation. It should encourage cycling in the neighborhood by providing safe connections to existing paths and trails as well as go beyond by incorporating paths into and through the site itself.

Community Connection

In addition to research, the DPI has a mission to engage and support the local community. DPI will need spaces that bring the community in, such as art space, medical space, computational labs, and interactive classrooms. The central public spaces should be welcoming to outsiders and capable of hosting interactive exhibits that can show off the research being done in the building while helping to educate local youth. The building needs to be more than a typical campus classroom or lab building. It should be able to house art and performance. It will be a visible symbol of the UI system in Chicago and will allow a new level of accessibility to the city that many students and faculty that do not typically have.

Flexibility/Modularity/Adaptability

Projects and project teams vary in size, so it will be important that the space can support fluctuations in team size, equipment, and working styles. Spaces should also be adaptable for different types of research. Ideally the core infrastructure should be built to allow for lab space to be partitioned at a later date, or alternatively, to build out communal lab space that can be shared between project teams. High tech and low tech partition systems should be investigated and studied.

The Innovation Center at UIC uses foam core boards and Unistrut partitions in large, open spaces. These are low tech and can be built quickly by the researchers themselves. Alternatively, high tech solutions, such as Modernfold partition systems, are cleaner in appearance. However these systems are more static and do not allow the same flexibility.

There is the potential to build out special lab space as need per project, but this can be expensive and disruptive. It might be possible to build out a percentage of the research and work spaces in the initial build out of the building and leave some space as “shell” space. This would allow DPI the ability to respond to demand in growth areas and learn from the successes and mistakes of the initial build out.

It is important to remember the space will never be a perfect fit for everyone, but if it can be fluid and

adaptable, it will allow the end users the ability to customize to fit their needs.

A contradiction exists between flexibility/adaptable space and conventional perception of iconic pristine architecture. The UIC Innovation Center can be an example to define iconic architecture of the future. The users should be able to adapt the space to meet their needs and make ad hoc changes to the layout as their needs evolve, creating an inclusive, comprehensive building.

Technology

While the building will certainly need to have the latest high tech communication equipment to foster the long distance collaboration mentioned above, it was noted several times throughout user interviews that it is more important to have frictionless interfaces. The building will house a vast array of users and its technology should be easy to use and reliable.

That said, the nature of the research and the high level partnerships with leading technology companies will demand an infrastructure capable of supporting new and emerging technologies and practices. The building should be designed in concert with the latest technologies used on partner campuses and in corporate partner headquarters.

Interdisciplinary Collaboration

The fundamental mission of the DPI is to bring disparate groups of experts together to solve broad societal problems. Creating space to foster this collaboration should be a core tenant of the building's architecture. The building should be designed in a way that force collisions between people and is open to a fault to encourage collaboration.

In addition to researchers in house at DPI, the expectation is that collaboration will extend throughout the network of partner universities throughout the globe. With this in mind, interactive spaces and state of the art communication systems are essential to the workspace design.

Collaboration should happen and be encouraged to take place beyond the research and work areas of the building. The public spaces, circulation spaces, and outdoor spaces should all be activated to foster spontaneous interaction. This can done several ways. Public spaces should have access to cafés. Circulation space should be spacious, with seating and writable surfaces available at key points. Use views to the river and the city to encourage people to linger in open spaces, and carve out terrace and patio space for breaks.

Privacy Concerns

DPI seeks to encourage collaboration between academic and industry partners in a shared open workspace.

Private offices are the antithesis of collaboration in spatial terms. However, this raises concerns about the privacy of workers and sensitive data. Open spaces are intended to encourage sharing of information, experience, and ideas, but it is important to recognize that some conversations and tasks require restricted access. Several spatial solutions were offered, and it was admitted that some private offices may be necessary, but a better option could be small telephone rooms, huddle rooms and conference rooms mixed into the open work space, acoustically isolated, and easily accessible.

In addition to audible and personal privacy, data privacy will be important, particularly if competitors from two different companies in the same industry are collaborating on shared problems. The consensus from stakeholders and other institute leaders is that DPI will be able go rely on digital and technological solutions for these concerns. However, there are specific issues for medical and patient data files that may require secured storage space.

Site Details

The assumed site is the entire parcel bounded by 15th street to the north, Wells street to the west, the St. Charles Airline to the south, and the Metra right of way to the east. This parcel is located in sub area 2 of the planned use development area. The area of the parcel is roughly 148,550 sq ft. with a perimeter of roughly 1575'. The frontage on 15th street is about 448', and the frontage on Wells St. is 270'. The assumed site is roughly 3.5 acres.

The design teams should become familiar with the general requirements of the 78 development presented in the attached PUD document, however, the following data should be specifically noted:

*Sub Area two of the planned use development restrictions:

Max. Floor Area Ratio (FAR): 5.99

DPI Max building area: $(148,550 \times 5.99) = 889,815$ sq ft.

Max. Building height: 800 ft

Parking:

For non-residential uses, no spaces are required for the first 70,000 sq ft. and .3 spaces for every 10000 sq ft. after that are required.

500,000 total sq ft. less 70,000=

430,000 sq ft. $\times .3 = 12.9$ spaces

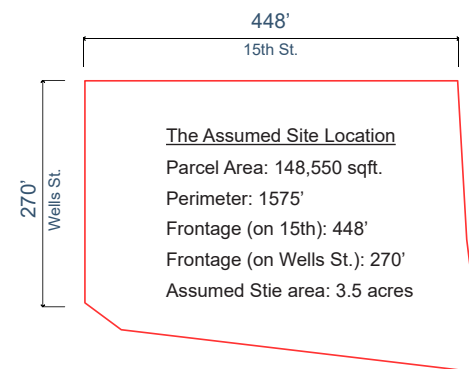
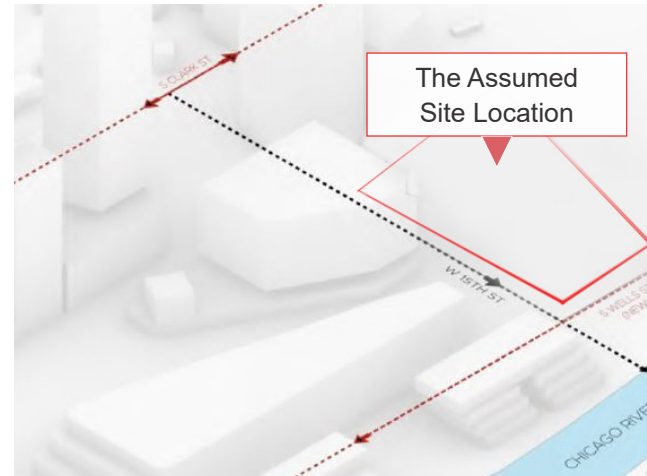
13 total parking spaces required

Bike parking required:

1 per ten car spaces

2 total bike parking spaces required

THE ASSUMED SITE



Teams will be expected to know the site context and integrate or respond to the challenges and opportunities presented by the area. A sampling of these are offered in the feasibility study, but creatively addressing site context is one of the key elements of the competition. It should be noted, however that the exact parcel is subject to change and the surrounding development is planned to be built in phases over a minimum of 20 years, so specific micro level contextual details are not available.

It was also assumed that the site would have ample connection to alternative modes of transit, neighboring amenities, and visual access to the river. All of these items were taken into consideration when forming the basic program and stacking that program into a logical building mass.

Numerous variables are dependent upon the site, from large spatial issues like parking requirements to nuanced programmatic discussions involving the local community. Additionally, the iconic nature of the building is dependent upon the sight-lines both from and to the building, while site occupation strategies can help define or severely limit opportunities for sustainable solutions.



Detailed Brief

The following program was developed during the feasibility study and teams will be expected to roughly follow this program.

The program is comprised of 10 spaces. These spaces were identified during the feasibility study and brief summaries are provided in the next page.

2.0 grossing factor includes circulation space, restrooms, shared utilities, storage, and mechanical space.

*All back of house areas included in 1.7 grossing factor.

**For ease of comparison to similar facilities, Flexible engineering lab space is designated as 50% office and 50% lab space type.

***Classrooms assumed to be loaded at 80% for FTE loading.

Space Name	Space Type	Depart/Common/Shared	USE DESCRIPTION	NET AREA (SF)	AREA NOTES	FTEs	Number	Area	GSF	FTEs
								0	0	
								0	0	
Private Office	Office	Depart	Small private office space for staff and researchers	120		1	150	18000	30600	150
Flexible Engineering Lab	Office	Shared	Open office space including collaboration spaces 100sq/person	5,000	**	50	20	100000	170000	1000
Flexible Engineering Lab	Lab	Shared	Open office space including collaboration spaces 100sq/person	5,000	**	50	11	55000	93500	550
Food Research Lab	Lab	Depart	Specialized food production/processing lab	10,000		25	1	10000	17000	25
Flex Research Lab (wet)	Lab	Depart	Standard 27x18 lab with sinks, hoods, and gas	500		2	110	55000	93500	220
								0	0	0
Small Classroom	Instructional	Common	Small High tech classroom with 20 seats (24 sq / seat)	480	***	16	10	4800	8160	160
Medium Classroom	Instructional	Common	Medium High tech classroom with 40 seats (24 sq / seat)	960	***	32	8	7680	13056	256
Large Classroom	Instructional	Common	Large High tech classroom with 96 seats (24 sq / seat)	2,300	***	76	8	18400	31280	608
									0	
Atrium	Other	Common	Central atrium feature space	8,000			1	8000	13600	0
Auditorium	Other	Common	400 Person tiered seating, high tech display, feature space	7,400			1	7400	12580	0
Café	Other	Common	Leasable space to coffee/café style tenant	1,800			1	1800	3060	0
Leasable Space	Other	Common	Leasable space for tenant service business (daycare/fitness, etc.)	4,000			1	4000	6800	0
Exhibition/Reception Area	Other	Common	Private reception area, separate from atrium with banquet capacity	3,000			1	3000	5100	0
Decision Room	Other	Common	High tech teleconference and digital media room	1,200			1	1200	2040	0
								0	0	0
Loading Dock	Back of House	Common	2 Bay loading dock with staging space and refuse compaction	3,000			1	3000	*	2
Cold Storage	Back of House	Common	Cold Storage with refrigeration and freezer areas	600			1	600	*	0
Dry Storage	Back of House	Common	Standard storage space	1,000			1	1000	*	0
Hazardous Storage	Back of House	Common	Chemical and other hazardous storage	400			1	400	*	0
Server Room	Back of House	Common	Large server and data storage room	3,200			2	6400	*	5
Warming Room	Back of House	Common	Small warming to facilitate catering.	500			1	500	*	2

Atrium

Summary: The atrium space at DPI will be a central focus for the building. It will house multiple functions and every user and visitor of the building should feel welcome, comfortable and inspired by the space. It will likely be a multi-level space that includes flexible spaces for large gatherings and small niches for breakout groups.

Functions: The main function of the atrium is largely ceremonial. It should welcome people to the institute and provide a hub of social activity. It should promote collaboration by providing open seating and gathering space for the building users at all hours. It should invite the community into the space. It needs the flexibility to host all these events while also being an appealing and memorable space.

Adjacencies: The atrium should connect to as many spaces as possible. It will be the core of the building, but the following spaces should be prioritized for direct connection: the auditorium, vertical circulation, café and food service, public exhibition space and the reception space.

Special features: The space should be transparent and welcoming, with views to the river if possible and visible connections to the outdoors, research space, and community space. It could span multiple levels and provide a space for large institute wide “all hands” meetings.

Size: The atrium will be a large open space spanning multiple levels. 8,000 square feet is assumed.

Auditorium

Summary: DPI will host prominent speakers, researchers, government officials and panel discussions requiring a large and high tech gathering space. The space should seat about 400 people in tiered seating, and connect with the atrium and outdoors if possible.

Functions: This may be the most well defined space in the program. It is a large gathering spaces for a range of performances, speakers, and meetings.

Adjacencies: The auditorium should be adjacent to the atrium. It may also be beneficial to locate near the loading dock, food service, and reception spaces.

Special features: The space should include high-tech presentation and remote collaboration equipment. It should also be designed for sensitive acoustics geared toward speaker events. High end finishes, such as wood ceiling panels, multifaceted acoustic wall panels and automatic window treatments should be utilized to make the space functional and appealing. It may be possible to connect more directly with the auditorium via movable walls or large openings.

Size: The auditorium should seat about 400 people when fully occupied and have a large stage. 7,400 square feet is assumed.

Outdoor Space

Summary: The building should include both large and small outdoor spaces. This should include a large outdoor entry plaza, terraces, courtyards, and roof gardens.

Functions: Exterior space should allow for collaboration, incidental meetings, and views to the city and river. It should also include active functions, like playground equipment, bike paths and a walking trail. Smaller spaces can include whiteboards and seating options for small group collaboration

Adjacencies: A large entry plaza should be adjacent to the atrium, a terrace could be included with the reception/community space, and small terraces or roof garden space should be easily accessible from the studio working spaces.

Special features: Varied seating options, views to river and city where possible.

Size: Space not included in program. Assume 1/3 of site to be dedicated to landscaped outdoor use, and various sizes of roof terraces and other outdoor access spread throughout the building.

Reception/Exhibition/Community

Summary: In addition to the open atrium and more rigid auditorium, DPI should provide a space for formal receptions, exhibits and community outreach programming. This should be a large room with views, potentially a terrace and the ability to host catered events.

Functions: Host private gatherings, artwork, performance and other special events in a dedicated area.

Adjacencies: This space should be adjacent to the atrium and near the auditorium and outdoor space.

Special Features: movable partitions to divide the large space into smaller rooms.

Size: 2,800 square feet or room for a 200 person seated reception.

Flexible Design Lab Workspace

Summary: This is the core workspace of DPI. It will be open flexible space that allows teams from all the different disciplines to adapt it to their needs. This space will be the primary home for researches, administrative staff and visiting professionals that do not require dedicated specialty lab space, and it will be the analytical, planning, and data processing space researchers that do require dedicated labs.

Functions: The main function of the space will be to house the day to day activities of the project teams. However, in addition to open flexible workspace, more private and acoustically isolated rooms should be available. These should vary in size from 1-2 person phone booth type spaces to mid-sized conference and meeting spaces that could hold an entire research team. Space should also be available for private document storage and data storage as needed.

Adjacencies: This workspace should be adjacent to every type of specialty research lab, as the researchers in those labs will also have space available to them in the studio spaces. Circulation and atrium spaces should connect these vital spaces to the rest of the building.

Size: The studio spaces can vary in size, but the base unit assumed in this report is 10,000 square feet, and that is assumed to seat 100 researchers, students, and professionals (100 sq ft/person). This is roughly the

size and occupant load of the current UIC Innovation lab. 18 of these spaces are currently planned. For ease of comparison to other similar facilities, it is assumed that this space is 50% lab and 50% office designation.

Wet Research Lab Spaces

Summary: Standard wet lab space for chemistry, biology, and other intensive research types.

Functions: House specialty research equipment, furnishings and safety features that are separate from the open work spaces. Should be adaptable to accommodate different types of lab space with minimal build out.

Adjacencies: Flexible open lab space, core risers for utility connections and vertical freight distribution.

Special Features: Custom lab space that is environmentally and acoustically separated. Spaces should be large and divisible so multiple research teams can occupy the same lab space. Ceiling delivered utilities and movable casework should be considered.

Size: Roughly 500 sq ft each including lab support areas.

Circulation Spaces

Summary: The circulation spaces at DPI should be used as opportunities to encourage chance meetings and unexpected encounters between users that would not normally meet.

Functions: The core function of connectivity should be subjugated to the goal of unexpected encounters in order to further the overall goals of the DPI. Flexible and adaptable furniture and writing surfaces should be combined with power and charging stations to encourage use.

Adjacencies: Circulation space will be needed to connect all spaces and levels, both vertically and horizontally.

Special Features: Wider than usual stairs and corridors with niches built in to allow for seating should be the basis for design. Power and charging stations should be included. Spaces should take advantage of view corridors to encourage occupants to linger in spaces and allow chance meetings and collaboration.

Size: The corridors are included in the generous grossing factor applied to the overall program area.

Instructional Space

Summary: High tech digitally connected classroom spaces that can also function as conference and seminar spaces.

Functions: These rooms will host typical classroom functions, as well as act as conference rooms and seminar functions.

Adjacencies: Rooms should be clustered together in small groups, but clusters should be spread throughout the building to allow conference room coverage.

Special Features: High tech and collaborative instructional space with the capability to host remote learning classes.

Size: Mix of small 480 square feet (24 seat), medium 960 square feet (48 seat), and large 2,300 square feet (96 seat) rooms.

Private Office Space

Summary: Standard academic offices.

Functions: House private workspace for professors and other staff.

Adjacencies: Flexible open lab space and dedicated wet lab space.

Special features: Offices should be integrated into the other workspaces and utilize glazing as much as possible to help encourage collaboration.

Size: 120 Square feet each

Support Spaces

Loading Dock

Two bay loading dock with dock single dock leveler and an extra bay for waste removal. Allow for the potential of biohazardous waste and food waste. Sustainable requirements should be met or exceeded. Should be near storage space and service elevator. 3000 Square feet assumed.

Storage Space

Dedicated building wide storage should be included and have space for cold storage, dry food storage, office storage, and chemical/hazardous storage. 2000 square feet total assumed.

Leasable Shell Space

Shell space should be provided for a café on the first floor adjacent to the atrium. A larger leasable space for a privately run day care or other tenant service business is also included. 5,800 square feet.

Warming Kitchen

A small warming kitchen adjacent to the reception area should be included to facilitate catering. 500 square feet.

Decision Room

A high tech teleconference and digital media room that is visible to visitors and displays the technological capacity of the DPI while hosting high profile visitors. 1200 square feet.

Food Research Lab

Food production and processing line similar to the Food Innovation Lab in Urbana, but smaller in scale. 10,000 square feet.

CALENDAR



Schedule

For more details, see the Rules Section of the Submittal Terms.

DATE	SCHEDULE
1 September 2020	Deadline for Requests for Clarification
11 September 2020	Answers to team questions provided RFC Answers distributed to teams
6 October 2020	Competition submittals due
7-14 October 2020	Jury Review / Critique
7-19 October 2020	Concept Evaluations
20 October 2020	A/E Selection committee, Team presentations
17 November 2020	CDB Board's approval / rejection of the Committee's recommendation

RULES



Submission Requirements

All entrants are required to submit their proposal electronically per the instructions mentioned in this document. Failure to meet the instructions may be grounds for disqualification. The CDB has final jurisdiction in this matter.

Upload files to:

<https://filet.illinois.gov/filet/pimupload.asp>

Addressed to the following email address:

cdb.830-000-084@illinois.gov

Upload to be COMPLETED by 2pm October 6th, 2020. Late transfers may be grounds for disqualification, so please allow sufficient time for uploads to complete. No hard copies or physical models should be submitted as part of the final proposal package.

Legibility:

Images should be legible on laptops and should be sufficient to show the design intent and responses to primary concerns listed in this brief.

List of submission requirements:

1. Primary submission (60 pages maximum)
2. (2) Summary boards (archD)
3. video fly through (2 minutes maximum)
4. Order of magnitude cost estimate

Format:

Any font may be used in the proposal but all text should

be formatted to a size no smaller than 10 pt text (using Arial/Helvetica as reference). Text associated with a graphic image may be formatted no less than 8 pt Arial/Helvetica. The page limitation for the submission, is limited to a maximum of 60 pages including any blank pages, cover, back cover, table of contents and section marker pages. There is no limit set to the number of images to be submitted in the proposal, but adequate amount of text should be included so as to explain the proposal comprehensively to the jury. Pages having full-bleed images cannot exceed 20 in number. All images, diagrams and graphics should be sized larger than 4"x6" at 96 DPI.

In addition to the submission outlined above, 2 separate competition boards must be included in the electronic packet, not exceeding 22"x34" in size. All renderings and images should be at sufficient quality to be printed full-size at 150 DPI, and no image, rendering, graphic or diagram included should be one not present in the smaller-size submission. These boards should act as a summary of the entry and may be used to display the entry to the public. All images should be accompanied by a textual description.

Separate files should be included as part of the packet that contains all the renderings mentioned in the Renderings section that follows, each image having a minimum resolution of 2560 x 1920. Please structure the electronic submission in legible folders with the primary document and boards separate from supporting rendering and cost estimate files.

The following is a list of suggested drawings and renderings that can be submitted to explain the proposal. This list is by no means exhaustive. Teams can choose to add or remove items as long as they remain within the spirit of the competition and preserve its intent, which is to generate ideas, not produce a final set of constructible documents of a particular design proposal.

Renderings:

Exterior views should attempt to show the main approach to the building, the front facade, significant elevations or facade elements, rooftop spaces and views at the main building entrance(s).

Interior views should attempt to show key interior spaces such as the atrium, lobby, public areas and staff-user collaborative spaces.

There is no limit on the number of views or drawings presented outside of the page and resolution limits listed above.

Video summary:

Architects shall prepare a video summary (maximum 2 Minutes) to illustrate design intent.

*Note: Due to limitations of in person meetings, physical models will not be accepted, but images of a physical model may be used in the proposal at the team's discretion.

Drawings:

Design drawings for the proposal shall include but not limited to following:

1. Land Use Plan;
2. Site plans, Site Sections and Elevations;
3. All floor plans, cross sections and interior elevations
4. Enlarged drawings of key design features (appropriate scale)
5. Plan or diagram of potential research floor showing the relationship between flexible design labs, collaboration spaces and public spaces.

*Note: The drawings shall provide a level of detail reflecting the underlying purpose and intent of the Architect. Submission of additional drawings which in the opinion of architect are helpful in expressing the design proposal's intent and characteristics are left to the discretion of Architects.

The unit of measurement for all design deliverables should be in us Imperial Units (feet & inches).

Drawings should be sufficient to describe the building and design intent to the listed jury and the public. The target audience may or may not be members of the building profession, so please provide content that will be legible to the wider public.

Advisory Jury and Selection Committee

Advisory Jury:



Judith De Jong

University of Illinois Chicago

Judith is an architect and urban designer, and Associate Dean and Associate Professor of Architecture at the University of Illinois at Chicago. Her work investigates the reciprocating relationships between architecture and the city, and the opportunities for design innovation in architectures and urbanisms of mass culture. Her book *New SubUrbanisms* is available from Routledge.



Francisco Rodrique Suarez

University of Illinois at Urbana-Champaign

Francisco is an active designer and builder through work with his own San Juan firm *rsvp architects* and competitions worldwide, including participation in artist Ai Weiwei's internationally exhibited *Ordos 100* project. A prolific editor and publisher, Francisco served for a number of years as editor of *(in)forma*, an award-winning academic journal.



Leslie Johnson

Illinois Institute of Technology

Leslie Johnson is a designer, architect, and educator based in Chicago, IL. Leslie is Principal at *Applied Haptics*, a multifaceted creative practice, and Studio Assistant Professor at Illinois Institute of Technology, where she teaches architecture, urbanism, and representation, and is the coordinator of the graduate foundation studio. Leslie holds a B.Arch from Illinois Institute of Technology, and an M.Arch from the University College London Bartlett School of Architecture.

Selection Committee:

J. Brent Lance, Committee Chair - *CDB QBS (Architect)*

Ray Boosinger - *CDB Professional Services (Architect)*

Ron Wright - *CDB Construction*

Jesse Martinez - *CDB Fair Employment Practices*

Paul Kmett - *CDB Legal (Attorney/Engineer)*

Chris Rogan - *University of Illinois System*

Sandra Yoo - *University of Illinois System (Architect)*

Brian Bundren - *University of Illinois Urbana/Champaign (Architect)*

David Taeyaerts - *University of Illinois Chicago (Architect)*

Michael Flavin - *Discovery Partners Institute*

Evaluation Criteria

Competition entries will be judged on their ability to meet the stated design challenge. In addition, special attention will be given to the following items:

Brief parameter:

- Overall architectural quality and success in creating an iconic structure
- Integration and response to site context
- Creativity and quality of interior relationships between lab spaces, collaboration spaces, and public spaces
- Creativity in energy usage, carbon footprint, and sustainable design stewardship.
- Community engagement.

Rules:

After submission, the advisory jury will review each proposal and provide criticism of each project to the selection committee. Teams will then be assigned a 90 minute window (including time for questions and answers) to present their proposal to the selection committee.

All Advisory Jury deliberations will be kept confidential.

The Advisory Jury has the right, but not the requirement, to consult with any of the following parties during deliberation:

1. Members of the capital development board
2. Representatives from the U of I System's office
3. Executive members of the DPI
4. JLK Architects

The Selection committee will evaluate the extent to which a Response meets the requirements set forth in the Brief. The focus of the evaluations will be on the Respondent's approach, methodology and overall quality of design.

The CDB reserves the right to seek clarification of any information that is submitted by any Respondent in any portion of its submittal or to request additional information at any time during the evaluation process. Any material misrepresentation made by a Respondent may void the Response and eliminate the Respondent

from further consideration.

The Selection Committee will make a final evaluation and submit a ranked list of the Respondent's to the CDB.

Jury Responsibility:

It is the advisory Jury's responsibility to impartially and critically relay opinions on the design quality, innovativeness, and creativity of the Proposals to the selection committee.

The jury is not directly responsible for selecting the competition winner. That is the responsibility of the selection committee.

Competition Requests for Clarification:

Requests for clarification submitted by participants will be accepted prior to the 9/1/20 deadline. RFC's should be submitted by 5pm Central Time on 9/1/20. A log of all questions and answers will be compiled and distributed to all participating teams by 9/11/20. Answers will not be provided outside of this format.

Questions should be submitted electronically to cdb.830-000-084@illinois.gov. Questions submitted in other formats will not be accepted or answered.

Selection

Selections will be made per state QBS requirements.

If the CDB determines that it is unable to reach an acceptable Agreement with a selected Respondent, including failure to agree on fair and reasonable compensation for the Services or any other terms or conditions, the CDB may initiate negotiations with one or more other Respondents and may terminate negotiations with such selected Respondent, and may commence negotiations with any of the other Respondent(s) until such time as the CDB has negotiated an Agreement or multiple Agreements meeting its needs.

Acknowledgments

Acknowledgments

Illinois Capital Development Board

CDB manages the State's building and capital improvement program; reviews and periodically revises building and construction codes; and advises state agencies and units of local government on preparing long-range capital expenditure plans.

Established to better manage the State's capital improvement programs, CDB is guided by a seven-member, bipartisan board that deliberates matters of policy; approves the selection of design professionals pursuant to the Architectural, Engineering, and Land Surveying Qualifications Based Selection Act (30 ILCS 535); and sets the direction for CDB. The Board members, who are appointed by the governor and confirmed by the Illinois Senate, serve four-year, unpaid terms. They also are charged with selecting an Executive Director, who is responsible for the daily operations and management of CDB and its employees.

University of Illinois System Office

Overseeing the University of Illinois System are the Board of Trustees and the U of I President. Along with the chancellor/vice president of each of the universities, the board and president keep the system and its universities competitive, growing, and fully committed to the core missions of education, research, public service, and economic development. The U of I System Offices provide vital services and support to the universities and their students, faculty, and staff.

Johnson Lasky Kindelin Architects

JLK is a full service WBE architecture firm specializing in the renovation and adaptive reuse of existing buildings, historic preservation, transit/infrastructure, and new construction projects. We are a team of close knit creatives and producers who enjoy collaborating to design better spaces and inspiring results.

JLK has a long relationship with the University of Illinois and the CDB. JLK authored both this design brief, and the attached feasibility study by working closely with DPI staff, the public agencies backing the institute, and the key stakeholders that will be involved in the future of this exciting endeavor.

Appendices

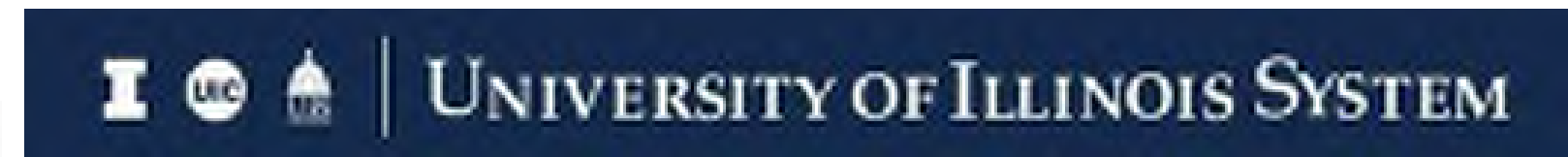
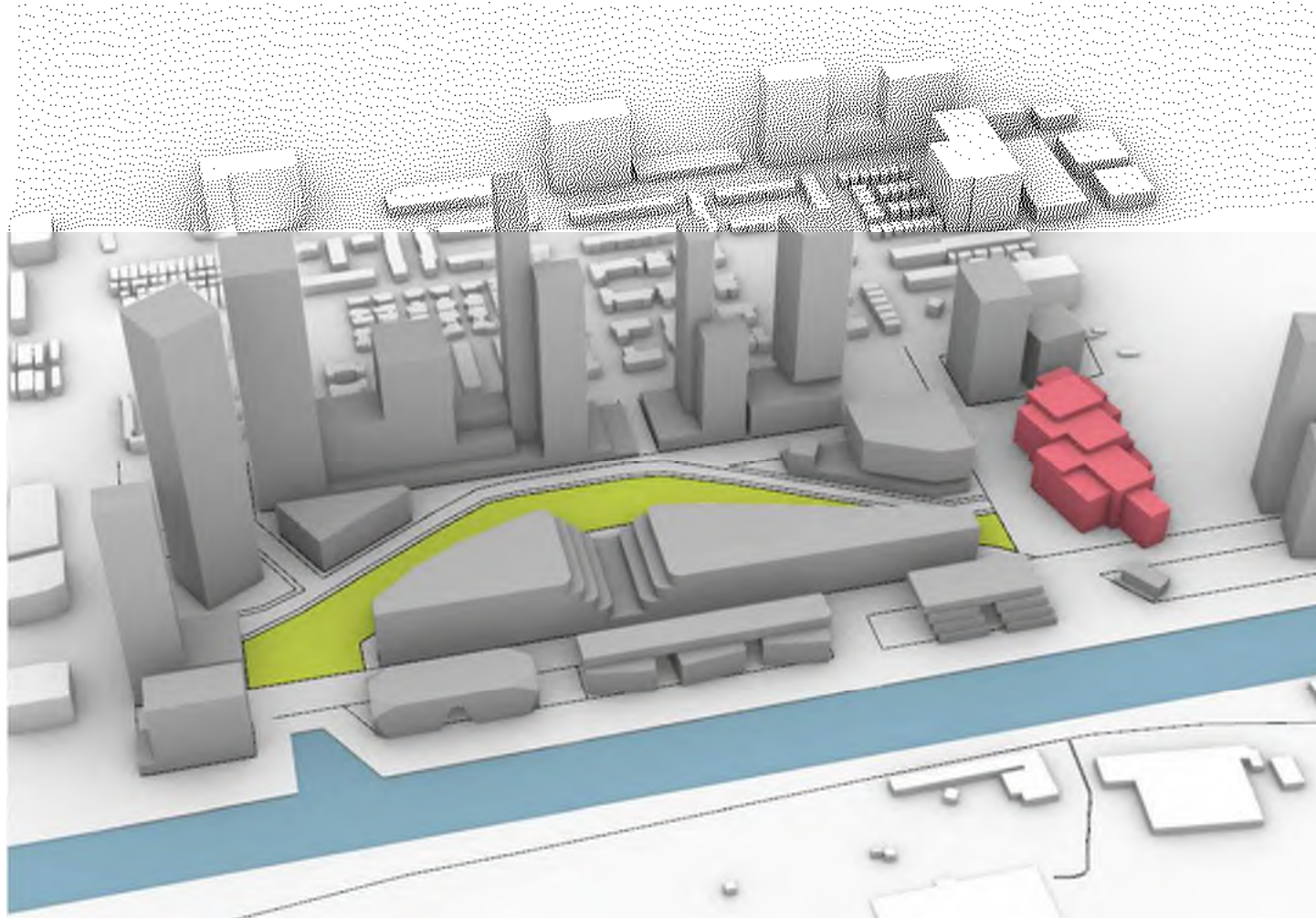
APPENDIX A | JLK feasibility study 2019



Date Submitted 12.18. 2019

UIUC PROJECT # A19001

DISCOVERY PARTNERS INSTITUTE CHICAGO CENTER FEASIBILITY STUDY



PREFACE

Executive Summary:

The purpose of this study is to determine a feasible program, cost and site occupation strategy of a new 500,000 square foot facility for the Discovery Partners Institute (DPI) in Chicago. This report summarizes the data collection and analysis phase and draws conclusions on that analysis about the type, quantity and nature of spaces that are likely to compose the final building. The spaces types are enumerated and explained using images of similar facilities and spaces, and a prospective tabulation of those spaces is included with estimates on occupancy capacity. This rough building program is then shaped into three massing options with rough project costs applied. One final massing option is developed further to give a more detailed impression of the final possibilities for the facility.

Please note:

- The conclusions drawn in this report are preliminary and programmatic in nature. It is expected that the data collection from users and stakeholders in this study is the first step in a long process leading toward a complete building design.
- Drawings presented in this report are sketches intended for programming and pre-design use only. All measurements are approximate. Design work beyond the conceptual will fall outside the scope of this report and will require field verification of all measurements and conditions.
- Code and zoning analysis is preliminary and all zoning analysis is based on the Planned Development amendment for the Waterway Residential-Business Planned Development No. 1434 presented to the Chicago Committee on Zoning Landmarks and Building Standards on 12/12/2018.

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Introduction



INTRODUCTION

Discovery Partners Institute Mission Statement

The Discovery Partners Institute (DPI) is a purpose-driven, collaborative research institute located in Chicago that is focused on building prosperity and growing the State of Illinois’ workforce by creating solutions to grand challenges. It is led by the University of Illinois System, its three universities and partners.

DPI’s mission is to revitalize the Illinois economy by reinventing the role of the research university through interdisciplinary public-private partnerships that aggressively drive technology-based economic growth with global impact. It will do so through:

Guidance from and partnerships with industry, governmental, non-governmental, and community-based agencies, and cultural and philanthropic organizations

- Purpose-driven research that creates actionable results
- Accelerated transition of results to application through partnerships and entrepreneurship
- Targeted thematic and cross-cutting education and workforce development
- In doing its work, DPI is guided by principles of inclusivity (in all forms), transparency (in both process and governance), ethics and accountability, and engagement with the local community.

Building upon our many collective successes, we aim to improve the quality of life for all, drive the State of Illinois’s economic growth, and have global impact.

The Chicago-based institute will:

- Bring hundreds of the best minds from academia and industry together with thousands of brilliant students in an interdisciplinary hub of unprecedented critical mass, to accelerate innovation and create life-changing products, taking them to market faster than ever before
- Serve as a magnet for entrepreneurs and venture capitalists, for inventors and investors, from across the state and nation, while creating hundreds of new companies and educating thousands of new pioneering innovators that find their home right here in Illinois
- Retain and grow local and diverse talent, while attracting companies and talent from around the world, to live, play, work, innovate and prosper in an iconic environment, embedded in the world city of Chicago. DPI will be a global destination for innovation that will be visible from all corners of the world

- Serve as a resource for local community organizations and schools, celebrating the diversity of a great city and providing multiple pathways to career readiness with partner companies
- Anchor an entire network of innovation hubs that connect great universities, national labs, companies and schools around the state and beyond, creating an unparalleled innovation ecosystem at a grand scale without peer anywhere in the world

DPI will be connected to hubs across the state as part of the Illinois Innovation Network (IIN). Through the IIN, the institute’s world-class faculty and staff will work with universities and business partners across the state on research and education initiatives that help launch new companies and lift communities.

Hubs will be located at each of the U of I System’s universities (Urbana-Champaign, Chicago, and Springfield), at or near the campuses of our founding partners – the University of Chicago and Northwestern University – and at other four-year public universities across the state. Northern Illinois University was announced as the first hub outside the U of I System in October 2018 and Peoria joined the IIN in December. All of the state's public universities are making progress toward becoming IIN hubs.

Goals of this Study

The stated goal of this study is to prove that the designated site in “The 78 Development” in Chicago with the current predicted funding can support a building that will meet the program needs of the DPI. However, it was noted early in the process that detailed site information would not be available in the time frame needed due to the complex nature of the real estate transaction between the developer and the UI system, and that the program needs of DPI were much more complex than a typical building. This study, therefore, focuses much more heavily on the programming aspect of the DPI, and combines that with a series of site assumptions drawn from publicly available documents related to “The 78 Development”. This program, developed in phase one, will be refined into a massing representation of the possible building. Several options will be presented with the goal of defining a representative mass that will allow for a logical order of magnitude pricing study. The end goal of the project remains the verification of the feasibility of base assumptions related to program, site, and funding.

Methodology and Process

As noted in the mission of the DPI, this building will serve a broad range of disciplines and will need to support the lofty goals of the institute as a whole. This building is unique and no existing building is quite like it in its scope, scale and ideals. Therefore, this study sought to engage a broad range of experts and solicit opinions and ideas about the future facility. Two primary means were used to gather those thoughts.

The first was a short survey, and the second was phone interviews. In order to facilitate discussion, the experts and stakeholders were broken into groups based on their position, rather than discipline. This allowed us to have, for instance, the head of the Innovation Lab at UIC discussing opportunities and difficulties with the director of the Coordinated Science Lab. The goal for this cross-pollination of disciplines was the same as the mission for the DPI in general, bring talented people together to solve great challenges with creativity and ingenuity. We, in a much humbler way, wanted to tap into the experience, creativity, and ingenuity of the wide array of experts involved, either directly or tangentially, to help illuminate the goals of the study, namely, “what will this building be?”.

The ideas these interviews and surveys generated are specifically summarized in the Data Collection section of this report, but more broadly, they are incorporated throughout all the findings and assumptions presented here as best as possible. In addition to the information gathered from stakeholders, similar facilities and space types were analyzed with the goal of providing building blocks for the program. This program became the basis of 3 massing studies that situated the gross area of the building on the assumed site. This was phase 2 of the study.

The 3 massing options were presented to the DPI board for feedback, while simultaneously being used to develop rough order of magnitude pricing for the facility. The data gathered in phase 2 informed a new, refined massing option that was developed into a conceptual representation of the building. This representation should not be read as a completed design, but rather as a one potential base form for the future designers of the building to use to develop a more complete expression.

The intent of this report as a whole is to begin the conversation about what the DPI facility in Chicago will be, and that conversation should include the experts and stakeholders introduced in phase 1 as often as possible as the design of the building begins in earnest and progresses toward completion.

Phase 1

Section 1: Data Collection and Conclusions

Data was collected from various stakeholder groups through a written survey and group phone interviews. This qualitative data is included in the appendices to this report, but the overarching themes and shared ideas for the building are summarized in the following section. This section of the report also contains the names of the stakeholders DPI identified to provide expert opinions and feedback as well as the groups used for the phone interviews. Finally, a sample survey is included for reference.

Data Collection and Analysis

Conclusions

Iconic Architecture

The architecture of the building should be a proper home to and representative of the mission of DPI. It should inspire researchers and visitors, while creating a memorable and lasting impression. Its design should represent the time of its completion and the aspirations of its founders while looking forward to a multi-generational life of service to society.

The building should take advantage of the river, city, and site for views both from the building and of the building. River tours should note its location and everyone that moves through the area should be able to identify it.

The interior of the institute should be memorable experience that engages the senses and stimulates creativity. Open spaces displaying research and the inspirational work happening within should be apparent to visitors and connections between the disciplines, the community, and the world should be visible.

Interdisciplinary Collaboration

The fundamental mission of the DPI is to bring disparate groups of experts together to solve broad societal problems. Creating space to foster this collaboration should be a core tenant of the building's architecture. The building should be designed in a way that force collisions between people and is open to a fault to encourage collaboration.

In addition to researchers in house at DPI, the expectation is that collaboration will extend throughout the network of partner universities throughout the globe. With this in mind, interactive spaces and state of the art communication systems are essential to the workspace design.

Collaboration should happen and be encouraged to take place beyond the research and work areas of the building. The public spaces, circulation spaces, and outdoor spaces should all be activated to foster spontaneous interaction. This can be done several ways. Public spaces should have access to cafés. Circulation space should be spacious, with seating and writable surfaces available at key points. Use views to the river and the city to encourage people to linger in open spaces, and carve out terrace and patio space for breaks.

Sustainable

As an extension of the mission, the building should represent the highest goals, values and aspirations for a sustainable carbon neutral future.

In addition to energy and carbon goals, the combination of adjacency to the Chicago River, and the mission statement of the Water and Environmental thematic area call for a futuristic and comprehensive approach to water stewardship.

Finally, as part of an experimental neighborhood development, the building should respond to the transportation ideals recommended by CDOT and Related Midwest with regards to cycling and alternative modes of transportation. It should encourage cycling in the neighborhood by providing safe connections to existing paths and trails as well as go beyond by incorporating paths into and through the site itself.

Flexibility/Modularity/Adaptability

Projects and project teams are not yet determined and will vary in size, so it will be important that the space can support fluctuations in team size, equipment, and working styles. Spaces should also be adaptable for different types of research. It may be possible to build the core infrastructure to allow for lab space to be partitioned at a later date, or alternatively, to build out communal lab space that can be shared between project teams.

High tech and low tech partition systems should be investigated and studied. The Innovation Center at UIC uses foam core boards and Unistrut partitions in large, open spaces. These are low tech and can be built quickly by the researchers themselves. Alternatively, high tech solutions, such as Modernfold partition systems, are cleaner in appearance. However these systems are more static and do not allow the same flexibility.

There is the potential to build out special lab space as need per project, but this can be expensive and disruptive. It might be possible to build out a percentage of the research and work spaces in the initial build out of the building and leave some space as "shell" space. This would allow DPI the ability to respond to demand in growth areas and learn from the successes and mistakes of the initial build out. It is important to remember the space will never be a perfect fit for everyone, but if it can be fluid and adaptable, it might be able to allow the end users the ability to customize to fit their needs.

Data Collection and Analysis

Conclusions

A contradiction exists between flexibility/adaptable space and iconic pristine architecture. Again, using the UIC Innovation Center as an example, the users of that space feel very comfortable adapting it to their needs and making ad hoc changes to the layout and function of the space because the rooms are not part of a new comprehensive architecture.

Community Connection

In addition to research, the DPI has a mission to engage and support the local community. To accomplish this, DPI will need spaces that bring the community in, such as art space, medical space, computational labs, and interactive classrooms. The central public spaces should be welcoming to outsiders and capable of hosting interactive exhibits that can show off the research being done in the building while helping to educate local youth.

The building needs to be more than a typical campus classroom or lab building. It should be able to house art and performance. It will be a visible symbol of the UI system in Chicago and will allow a new level of accessibility to the city that many students and faculty that do not typically have.

Privacy Concerns

DPI seeks to encourage collaboration between academic and industry partners in a shared open work-space. Private offices are the antithesis of collaboration in spatial terms. However, this raises concerns about the privacy of workers and sensitive data. Open spaces are intended to encourage sharing of information, experience, and ideas, but it is important to recognize that some conversations and tasks require restricted access. Several spatial solutions were offered, and it was admitted that some private offices may be necessary, but a better option could be small telephone rooms, huddle rooms and conference rooms mixed into the open work space, acoustically isolated, and easily accessible.

In addition to audible and personal privacy, data privacy will be important, particularly if competitors from two different companies in the same industry are collaborating on shared problems. The consensus from stakeholders and other institute leaders is that DPI will be able to rely on digital and technological solutions for these concerns. However, there are specific issues for medical and patient data files that may require secured storage space.

Technology

While the building will certainly need to have the latest high tech communication equipment to foster the long distance collaboration mentioned above, it was noted several times throughout user interviews that it is more important to have frictionless interfaces. The building will house a vast array of users and its technology should be easy to use and reliable.

That said, the nature of the research and the high level partnerships with leading technology companies will demand an infrastructure capable of supporting new and emerging technologies and practices. The building should be designed in concert with the latest technologies used on partner campuses and in corporate partner headquarters.

Data Collection and Analysis

Stakeholders

Stakeholder Group Rosters

The following groups were invited to provide ideas and feedback during this phase of research. Specifically, they were emailed a short survey and asked to participate in a 1 hour group discussion by phone. Names in bold attended the call, and names denoted with an asterisk completed a survey. Full meeting notes are included in the appendix.

President’s Office

Tim Killeen—President
Barb Wilson* - Executive Vice President
Ed Siedel— Vice President for Economic Development and Innovation
Avidgit Ghosh*- Chief Financial Officer
Bill Sanders— Interim Director of DPI
Laura Clower— Chief of Staff

Campus Representatives

TJ Augustine—Vice Chancellor for Innovation UIC
Susan Martinis—Vice Chancellor for Research
Keenan Dungey—Associate Vice Chancellor for Research & Institutional Effectiveness
Kristy Kuzmuk* - Associate Vice Chancellor for Innovation
Matthew Tomaszewski* - Executive Associate Provost for Capital Planning
Matt Bell—Managing Director, DPI

Deans

Rashid Bashir—UIUC College of Engineering
Peter Nelson* - UIC College of Engineering
Mark Rosenblatt—College of Medicine
Glen Schumock*- UIC College of Pharmacy
Kim Kidwell* - UIUC College of ACES
Jeff Brown* - UIUC College of Business
Somnath Bhattacharya*- UIS College of Business
Mike Pagano* - UIC College of Urban Planning and Public Affairs
Astrida Orle Tantillo* - UIC LAS
Fen Sheng Hu—UIUC LAS
Bill Sanders— Interim Director of DPI

Large Interdisciplinary Research Institutes

William Gropp – NCSA
Jeff Moore – Beckman Institute*
Gene Robinson – Institute for Genomic Biology
Klara Nahrstedt – Coordinated Science Laboratory*
Peter Pfanner – UIC Innovation Center
Rob Winn – UIC Cancer Center
Mike Flavin - DPI Corporate Relations

Group Meeting with the Working Group Chairs

Mark Rosenblatt – College of Medicine
Donna Cox – Director of the Advanced Visualization Laboratory
Jed Taylor – Executive Director of TEC
Shelly Nickols-Richardson – Department of Food Science
Mike Pagano* - UIC College of Urban Planning and Public Affairs
Klara Nahrstedt – Coordinated Science Laboratory*
Jessica Li – UIUC College of Education
Sam Dorevitch – Institute for Environmental Science and Policy
Phyllis Baker - DPI Director of Academic Affairs

Academic Executive Committee

Bill Sanders—Interim Director of DPI
James Anderson—UIUC College of Education
Matt Ando—Associate Dean Department of Mathematics UIUC
Jennifer Bernhard—Associate Dean Department of Electrical & Computer Engineering UIUC
Keenan Dungey—Associate Vice Chancellor for Research & Institutional Effectiveness Department of Chemistry UIS
Kevin Hamilton—Dean UIUC College of FAA
Cheryl Hanley-Maxwell—Dean College of Applied Health Sciences UIUC
Ranjan Karri—Chair Department of Management UIS
Jerry Krishnan*- Vice Chancellor for Population Health Sciences Department of Medicine UIC
Klara Nahrstedt – Coordinated Science Laboratory*
Peter Nelson* - UIC College of Engineering
Shelly Nickols-Richardson* - Department of Food Science
Mike Pagano* - UIC College of Urban Planning and Public Affairs
Peter Pfanner – UIC Innovation Center
Ed Seidel— Vice President for Economic Development and Innovation
Andy Singer* - Assoc. Dean for Innovation & Entrepreneurship Department of Electrical & Computer Engineering UIUC

Data Collection and Analysis

Sample Survey

Discovery Partners Institute

Stakeholder Survey

Introduction:

This survey is part of a study aimed at developing the spatial needs for the new permanent home of the Discovery Partners Institute in Chicago. We are gathering information on the types of spaces and functions key users of the space envision. While this study will eventually inform the final design of the building, its primary goal is to determine how to construct a facility that can meet the goals laid out by the DPI's mission with the land and resources currently available. This is your first opportunity of many to provide input on the future facility, and we thank you for your thoughtful consideration and time. All respondents to the survey will be invited to participate in a follow-up discussion with the architects and DPI staff to expand on their ideas.

Questions: Please consider these questions below and provide as detailed or as broad an answer as you see fit. Remember, there will an opportunity to discuss these in more detail during a follow-up call.

1. DPI will be a space for students, faculty and professionals to work together towards solutions for economic development, job creation, and talent creation and retention. How, in your opinion, can the physical space aid your work toward those goals?
2. How would you measure the success of the future DPI home? What should the priorities of the space be?
3. What spaces have you seen or worked in that inspire you? How do they speak to your vision of the future DPI facility?
4. A central common space will be a key feature of the design and mission of the facility. What functions do you want this space to be able to house?
5. Feel free to provide any other thoughts you have about the future home of DPI.



Phase 1

Section 2: Similar Facilities

The DPI is a unique institution and will have a unique, one of a kind building, however, similar facilities and institutions across the world should be studied as models for the new center. The following facilities represent a broad spectrum of new and interesting examples from academic, research, and corporate facilities.

Each example presented here was suggested by a member of a working group, and often the facilities were mentioned by several people as good models. The goal of enumerating these examples is to give a feel for the type of spaces that users of the building are inspired by and to provide imagery of architecture that is relevant to the current effort.

Similarities and differences between the planned DPI building and building presented are enumerated as well as some biographical facts about the examples. The key information of this portion lies in the inspiration section and the images, where both general and specific precedent is noted.

Similar Facilities

Simpson Querrey Biomedical Research Center, Chicago IL

Quick Facts:

- Opened in 2018
- 625,000 sq ft of research space
- 2000 permanent staff
- LEED Gold
- Designed by Perkins+Will Chicago

Similarities:

- Urban research building with lab space and focus on collaboration. Includes atrium space, auditorium and research labs.
- High degree of transparency throughout the space.
- Research neighborhoods are a potential model for workspace/lab space relationship

Differences:

- Specialized research with fewer programs and less interdisciplinary focus
- Little community engagement
- High-rise style building on small urban lot. No feature views, and not particularly iconic.
- Demolished a historic building to make space for building

Inspiration:

The Simpson Querrey Biomedical center has beautiful lobby and lab space with great transparency. The research lab neighborhoods are potential models for DPI’s dedicated lab spaces.



Above: Interior of typical lab space. Below: Plan of lab space.



Similar Facilities

Simpson Querrey Biomedical Research Center, Chicago IL



Left: Exterior view of Research tower. Above: Atrium/ winter garden space at ground floor.

Similar Facilities

Skolkovo Technical Institute, Moscow Russia

Quick Facts:

- Opened in 2018
- 1,442,000 square feet
- Designed by Herzog & de Meuron

Similarities:

- Large interdisciplinary institute housing multiple programs and disciplines
- Iconic exterior form and presence
- Mix of open collaborative spaces and closed private work spaces.

Differences:

- Much larger
- Isolated from landscape and city

Inspiration:

The enormous, iconic building has interlocking circular circulation spaces to connect the different groups and encourage collaboration across disciplines. Public courtyards allow light and integrate outdoor space into the complex while allowing public engagement with the research. The building is clad with wood fins that integrate the diverse research block into a unified whole.



Above: Exterior façade and entry point. Below: Typical workspace with collaborative seating.



Similar Facilities

Skolkovo Technical Institute, Moscow Russia



Circulation spaces are large enough and dynamic enough to encourage lingering and collaboration



Aerial view of campus.

Similar Facilities

Center for Translational Research and Education, Maywood IL

Quick Facts:

- 232,000 square feet
- Opened in 2018
- 500+ Staff/student capacity
- LEED Gold
- Designed by SCB Architects

Similarities:

- Mixed program with auditorium, classrooms, labs and shared spaces.
- New high tech state of the art chemistry labs
- Well designed and heavily used atrium space that has lots of natural light and transparency.

Differences:

- Smaller size and less focus on interdisciplinary work
- Building is not a striking symbol or located on a vibrant site.

Inspiration:

New high tech and flexible medical lab space in an interdisciplinary space with goals of open collaboration.



Exterior View of CTRE

Similar Facilities
Center for Translational Research and Education, Maywood IL



Open, 2 story atrium with flexible workspace and integrated vertical circulation



Interior of lab space

Similar Facilities

Tata Innovation Center at Cornell Tech, New York City

Quick Facts:

- 235,000 square feet
- LEED Silver
- Designed by Weiss/Manfredi

Similarities:

- Iconic river front site with views to city skyline
- Open concept for working spaces and circulation allows for surprise interaction and collaboration

Differences:

- Isolated from surrounding communities
- Limited in focus, and primarily driven by start-up culture rather than broader societal goals
- About ½ the total square footage planned for DPI

Inspiration:

This striking and well sited building makes a strong impression from the exterior, and also includes bright, open interior spaces for circulation and collaboration. The roof garden and river terrace appear to be fantastic examples of beautiful and usable outdoor space with strong connections to the surrounding water.



Similar Facilities

Tata Innovation Center at Cornell Tech, New York City



Above: Atrium Space. Below: Collaboration space with views of river and city.



Above: Atrium Vertical Circulation. Below: Exterior view



Similar Facilities

Other Peer Institutions

Bayes Centre—The University of Edinburgh

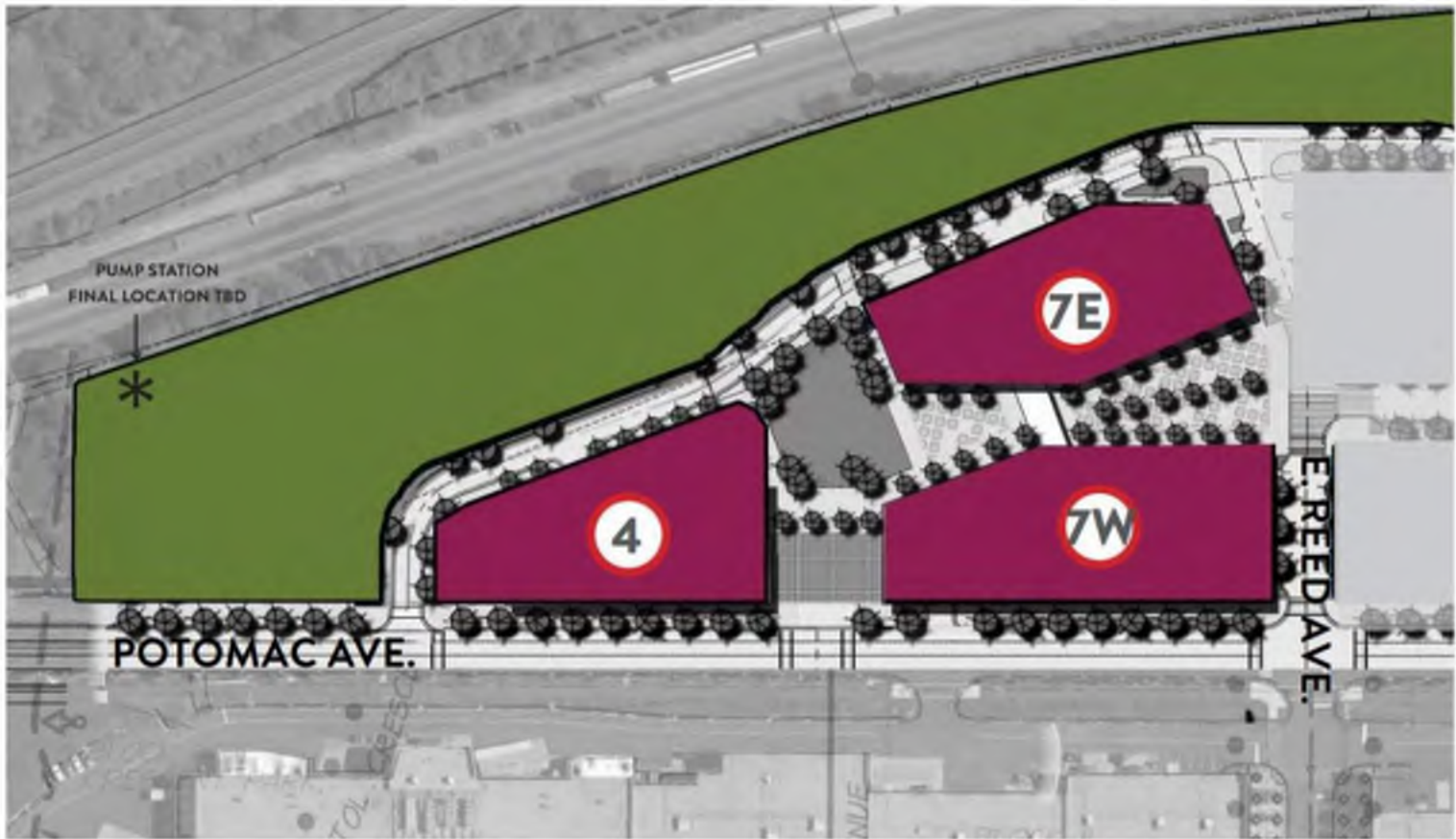
The Bayes Centre in Edinburgh houses a large multi-disciplinary institute with similar goals to the DPI. Its focus is more narrow in scope and is specifically focused on data science and artificial intelligence. The facility is also smaller in scale, but it houses a similar mix of researchers, academics and students as DPI. The flagship building at Bayes is centered around a large communal atrium space and provides breakout spaces, transparency and public spaces to encourage cross pollination of ideas.



Virginia Tech—Innovation Campus, Alexandria, VA

This large and ambitious development in the Washington DC area has many similarities to the DPI and its progress and development should be monitored for several reasons. The Innovation Campus shares a similar relationship with a private developer as the DPI, so the relationship between the college and developer should be studied for potential pitfalls and opportunities. While the Innovation Campus will occupy multiple buildings, the initial 300,000 square foot building should be completed prior to ground breaking for the DPI.

Transit access, community integration, and neighboring speculative office space all appear to be key aspects of facing the development of both projects, so it is likely that the team at DPI can learn many valuable lessons from the experience of VT’s Innovation Campus.



BLOCK 4: 150,000 GSF BLOCK 7E: 150,000 GSF BLOCK 7W: 300,000 GSF ACADEMIC: 600,000 GSF

Similar Facilities

Other Peer Institutions

MaRS Discovery District, Toronto ON

The large campus houses a unique incubator meant to support industrial growth in technology and healthcare sectors. It is not directly associated with any university, although it does have some ties with the University of Toronto. The collection of buildings contains over 1.5M square feet of space, which is leased to technology and research companies in an effort to support innovation and regional economic growth.



Mathematical Science Research Institute, Berkeley CA

The MSRI is a non-profit supported by the University of California that hosts a broad range of researchers, students and public out reach programs focusing on mathematics. It also houses symposiums, funds research grants and raises the awareness of the public. The MSRI is a good model for DPI’s public outreach programs and can be useful as a model for talent recruitment and retention.



Phase 1

Section 3: Program Spaces

The precedent buildings and data collected from stakeholders has led to development of a list of the primary spaces DPI will need. These spaces are envisioned as building blocks to be used to assemble a sample program. With that in mind, images of similar spaces are presented alongside text descriptions of key features and functions for each space.

Programmed Space Types

Public Spaces

Atrium

Summary:

The atrium space at DPI will be a central focus for the building. It will house multiple functions and every user and visitor of the building should feel welcome, comfortable and inspired by the space. It will likely be a multi-level space that includes flexible spaces for large gatherings and small niches for breakout groups.

Functions:

The main function of the atrium is largely ceremonial. It should welcome people to the institute and provide a hub of social activity. It should promote collaboration by providing open seating and gathering space for the building users at all hours. It should invite the community into the space. It needs the flexibility to host all these events while also being an appealing and memorable space.

Adjacencies:

The atrium should connect to as many spaces as possible. It will be the core of the building, but the following spaces should be prioritized for direct connection: the auditorium, vertical circulation, café and food service, public exhibition space and the reception space.

Special features:

The space should be transparent and welcoming, with views to the river if possible and visible connections to the outdoors, research space, and community space. It could span multiple levels and provide a space for large institute wide “all hands” meetings.

Size:

The atrium will be a large open space spanning multiple levels. 8,000 square feet is assumed.



Atrium at Business Instructional Facility—UIUC

Open light filled atrium that connects 3 levels and an outdoor space. Very active space that with multiple uses, and a welcoming space for the College of Business



Kellogg Innovation Plaza—Northwestern

Enormous atrium that centers the entire building. Acts as a central core to connect, both visually and physically, 4 different building wings and collaboration spaces.



Atrium at Loyola Center for Translational Research

Smaller glass atrium with nice adjacencies and open collaboration space.



Atrium at Tata Innovation Center—Cornell Tech

Impressive entry space that integrates collaboration and lecture space into a large glassy hub.

Programmed Space Types

Public Spaces



Auditorium/Atrium The Health Sciences Innovation Building—University of Arizona

Multi-level auditorium space integrated into the atrium of the building.



Kellogg Auditorium—Northwestern

Flexible auditorium space with lake views



Auditorium at Simpson Querrey Biomedical Research Center—Northwestern Medicine, Chicago

Simple auditorium form with focus on exterior connection, materiality and acoustics.



Auditorium at Academic and Residential Complex—UIC

New, collaborative learning focus classroom space that seats 288 in a double seat tier configuration. Students in the front row of each tier turn around to collaborate with students at tables in the second row of each tier.

Auditorium

Summary:

DPI will host prominent speakers, researchers, government officials and panel discussions requiring a large and high tech gathering space. The space should seat about 400 people in tiered seating, and connect with the atrium and outdoors if possible.

Functions:

This may be the most well defined space in the program. It is a large gathering spaces for a range of performances, speakers, and meetings.

Adjacencies:

The auditorium should be adjacent to the atrium. It may also be beneficial to locate near the loading dock, food service, and reception spaces.

Special features:

The space should include high-tech presentation and remote collaboration equipment. It should also be designed for sensitive acoustics geared toward speaker events. High end finishes, such as wood ceiling panels, multifaceted acoustic wall panels and automatic window treatments should be utilized to make the space functional and appealing. If may be possible to connect more directly with the auditorium via movable walls or large openings.

Size:

The auditorium should seat about 400 people when fully occupied and have a large stage. 7,400 square feet is assumed.

Programmed Space Types

Outdoor Space

Summary:

The building should include both large and small outdoor spaces. This should include a large outdoor entry plaza, terraces, courtyards, and roof gardens.

Functions:

Exterior space should allow for collaboration, incidental meetings, and views to the city and river. It should also include active functions, like playground equipment, bike paths and a walking trail. Smaller spaces can include whiteboards and seating options for small group collaboration

Adjacencies:

A large entry plaza should be adjacent to the atrium, a terrace could be included with the reception/community space, and small terraces or roof garden space should be easily accessible from the studio working spaces.

Special features:

Varied seating options, views to river and city where possible.

Size:

Space not included in program. Assume 1/3 of site to be dedicated to landscaped outdoor use, and various sizes of roof terraces and other outdoor access spread throughout the building



Small Terrace—Spertus Institute, Chicago

Small terraces like the one above can allow for small meetings to occur outdoors, and allow social spaces with views to the river and city.



Roof Terrace, Tata Center—New York City

Private roof terrace space with spectacular views of the river and city.



Central Terrace—Salk Institute, San Diego CA

This iconic central terrace connects the buildings with the outdoors and larger context of the site and institute.



Outdoor Collaboration Space—Calvin Lab, Simons Institute, Berkeley CA

Writable surfaces and movable seating allow for outdoor collaboration.



Reception Room—Spertus Institute, Chicago

Large open and flexible space for receptions, parties, exhibitions and other public functions with views to the lake and city.



National Museum of Mathematics—Manhattan

The interactive exhibits at the National Math Museum engage and educate the public.



Large Classroom—UIC Academic and Residential Complex

Large flexible and collaborative 288 seat lecture room.



Large Classroom—UIC Academic and Residential Complex

Large collaborative classroom with 96 seats.

Reception/Exhibition/Community

Summary: In addition to the open atrium and more rigid auditorium, DPI should provide a space for formal receptions, exhibits and community outreach programming. This should be a large room with views, potentially a terrace and the ability to host catered events.

Functions: Host private gatherings, artwork, performance and other special events in a dedicated area.

Adjacencies: This space should be adjacent to the atrium and near the auditorium and outdoor space.

Special Features: movable partitions to divide the large space into smaller rooms.

Size: 2,800 square feet or room for a 200 person seated reception.

Instructional Space

Summary: High tech digitally connected classroom spaces that can also function as conference and seminar spaces.

Functions: These rooms will host typical classroom functions, as well as act as conference rooms and seminar functions.

Adjacencies: Rooms should be clustered together in small groups, but clusters should be spread throughout the building to allow conference room coverage.

Special Features: High tech and collaborative instructional space with the capability to host remote learning classes.

Size: Mix of small 480 square feet (24 seat), medium 960 square feet (48 seat), and large 2,300 square feet (96 seat) rooms

Programmed Space Types

Work Spaces

Flexible Design Lab Workspace

Summary:

This is the core workspace of DPI. It will be open flexible space that allows teams from all the different disciplines to adapt it to their needs. This space will be the primary home for researches, administrative staff and visiting professionals that do not require dedicated specialty lab space, and it will be the analytical, planning, and data processing space researchers that do require dedicated labs.

Functions:

The main function of the space will be to house the day to day activities of the project teams. However, in addition to open flexible workspace, more private and acoustically isolated rooms should be available. These should vary in size from 1-2 person phone booth type spaces to mid-sized conference and meeting spaces that could hold an entire research team. Space should also be available for private document storage and data storage as needed.

Adjacencies:

This workspace should be adjacent to every type of specialty research lab, as the researchers in those labs will also have space available to them in the studio spaces. Circulation and atrium spaces should connect these vital spaces to the rest of the building.

Size:

The studio spaces can vary in size, but the base unit assumed in this report is 10,000 square feet, and that is assumed to seat 100 researchers, students, and professionals (100 sqft/person). This is roughly the size and occupant load of the current UIC Innovation lab. 18 of these spaces are currently planned. For ease of comparison to other similar facilities, it is assumed that this space is 50% lab and 50% office designation.



Kaplan Institute workspace

Airy workspace with very polished feel. Possible that user adaptability is limited by the high end furniture systems.



Electronics Lab at Electrical Engineering Lab—UIUC

Open, flexible, and collaborative electronics lab.



WeWork—1 South Dearborn, Chicago

Open workspace with unassigned seating and adjacent meeting space.



Chicago Connectory—Merchandise Mart

Flexible open workspace in a rigid grid system.

Programmed Space Types

Work Spaces



Lab Space—Simpson Querrey Biomedical Research Center—Northwestern Medicine, Chicago

Biomedical lab space with adjacent workspace and natural light.



Lab Space—Loyola Center for Translational Research

Open modularized lab space



Glazed Office Space

Metro Wall glazed partition system helps this office block seem open and inviting.

Wet Research Lab Spaces

Summary: Standard wet lab space for chemistry, biology, and other intensive research types.

Functions: House specialty research equipment, furnishings and safety features that are separate from the open work spaces. Should be adaptable to accommodate different types of lab space with minimal build out.

Adjacencies: Flexible open lab space, core risers for utility connections and vertical freight distribution.

Special features: Custom lab space that is environmentally and acoustically separated. Spaces should be large and divisible so multiple research teams can occupy the same lab space. Ceiling delivered utilities and moveable casework should be considered.

Size: Roughly 500 sq ft each including lab support areas

Private Office Space

Summary: Standard academic offices

Functions: House private workspace for professors and other staff.

Adjacencies: Flexible open lab space and dedicated wet lab space

Special features: Offices should be integrated into the other workspaces and utilize glazing as much as possible to help encourage collaboration.

Size: 120 Square feet each

Programmed Space Types

Circulation Spaces

Summary:

The circulation spaces at DPI should be used as opportunities to encourage chance meetings and unexpected encounters between users that would not normally meet.

Functions:

The core function of connectivity should be subjugated to the goal of unexpected encounters in order to further the overall goals of the DPI. Flexible and adaptable furniture and writing surfaces should be combined with power and charging stations to encourage use.

Adjacencies:

Circulation space will be needed to connect all spaces and levels, both vertically and horizontally.

Special Features:

Wider than usual stairs and corridors with niches built in to allow for seating should be the basis for design. Power and charging stations should be included. Spaces should take advantage of view corridors to encourage occupants to linger in spaces and allow chance meetings and collaboration.

Size:

The corridors are included in the generous grossing factor applied to the overall program area.



Corridor at Academic and Residential Complex—UIC

Large corridors with flexible seating and natural light encourage students to linger outside of the classrooms.



Corridor Space at Calvin Lab— Berkeley CA

Large open circulation space allows meeting before and after events and meetings.



Stairs at Tata Center—New York City

Vertical circulation space is activated by including larger landings and stepped seating.



Café Seating in Corridors at Wyss Institute—Harvard

Booth style seats and tables border circulation space at Harvard’s Wyss Institute allowing for collaboration and charging outside of the programmed space

Programmed Space Types

Work Spaces



Café Space at UIS Student Union– Springfield, IL

Active café and social space adjacent to the main building atrium.



Decision Theatre, Arizona State– Tempe, AZ

A large active video conference space for presentation of complex problems.



Food Innovation Lab—Urbana, IL

Active café and social space adjacent to the main building atrium.

Support Spaces

Loading Dock

Two bay loading dock with dock single dock leveler and an extra bay for waste removal. Allow for the potential of biohazardous waste and food waste. Sustainable requirements should be met or exceeded. Should be near storage space and service elevator. 3000 Square feet assumed.

Storage Space

Dedicated building wide storage should be included and have space for cold storage, dry food storage, office storage, and chemical/hazardous storage. 2000 square feet total assumed.

Leasable Shell Space

Shell space should be provided for a café on the first floor adjacent to the atrium. A larger leasable space for a privately run day care or other tenant service business is also included. 5,800 square feet.

Warming Kitchen

A small warming kitchen adjacent to the reception area should be included to facilitate catering. 500 square feet

Decision Room:

A high tech teleconference and digital media room that is visible to visitors and displays the technological capacity of the DPI while hosting high profile visitors. 1200 square feet .

Food Research Lab:

Food production and processing line similar to the Food Innovation Lab in Urbana, but smaller in scale. 10,000 square feet .

Phase 1

Section 4: Site Assumptions

Due to the complex nature of the real estate transaction between the University and the developer of the 78, detailed site information was not available at the time this report was conducted. Therefore, our assumptions on a potential site are laid out in the following section. The assumptions are based primarily on imagery and data drawn from the Planned Use Development document presented by the developer to the city of Chicago zoning department in 2018.

Site Information and Assumptions

Site Information

DPI plans to occupy a site in the southern portion the Planned Urban Development known as “The 78”, which is being managed by Related Midwest. This development seeks to create a new neighborhood just south of the Loop in Chicago, bounded by the Chicago River to the West, Roosevelt Rd to the north, Clark Street to the East, and Ping Tom Park to the South. The DPI facility is a key part of this development and will occupy a large site in the development.

At the time of this report’s writing, the exact site details were not known, therefore, an assumed site was used to test the program requirements with the restrictions laid out in the Planned Use zoning amendment presented to and approved by the Chicago City Council on December 12th, 2008.

DPI assumes they will occupy the entire parcel bounded by 15th street to the north, Wells street to the west, the St. Charles Airline to the south, and the Metra right of way to the east. This parcel is located in sub area 2 of the planned use development area. The area of the parcel is roughly 148,550 square feet with a perimeter of roughly 1575'. The frontage on 15th street is about 448', and the frontage on Wells St. is 270'. The assumed site is roughly 3.5 acres.

Sub Area two of the planned use development has the following restrictions:

Max. Floor Area Ration (FAR): 5.99

DPI Max building area: $(148,550 \times 5.99) = 889,815$ sq ft

Max. Building height: 800ft

Parking:

For non-residential uses, no spaces are required for the first 70,000 sq ft and .3 spaces for every 10000 sq ft after that are required.

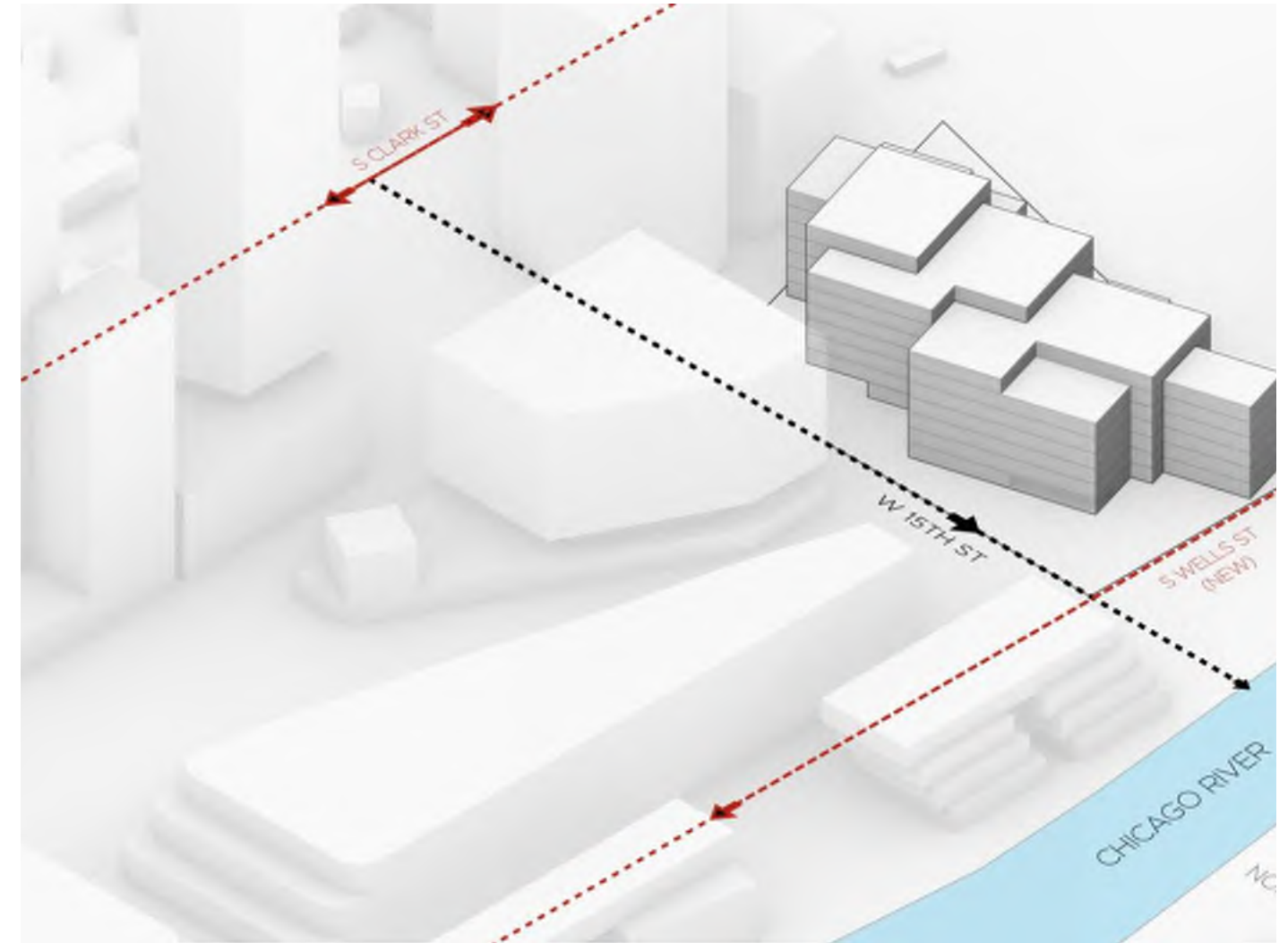
500,000 total sq ft less 70,000=

430,000 sq ft x .3 = 12.9 spaces

13 total parking spaces required

Bike parking required: 1 per ten car spaces

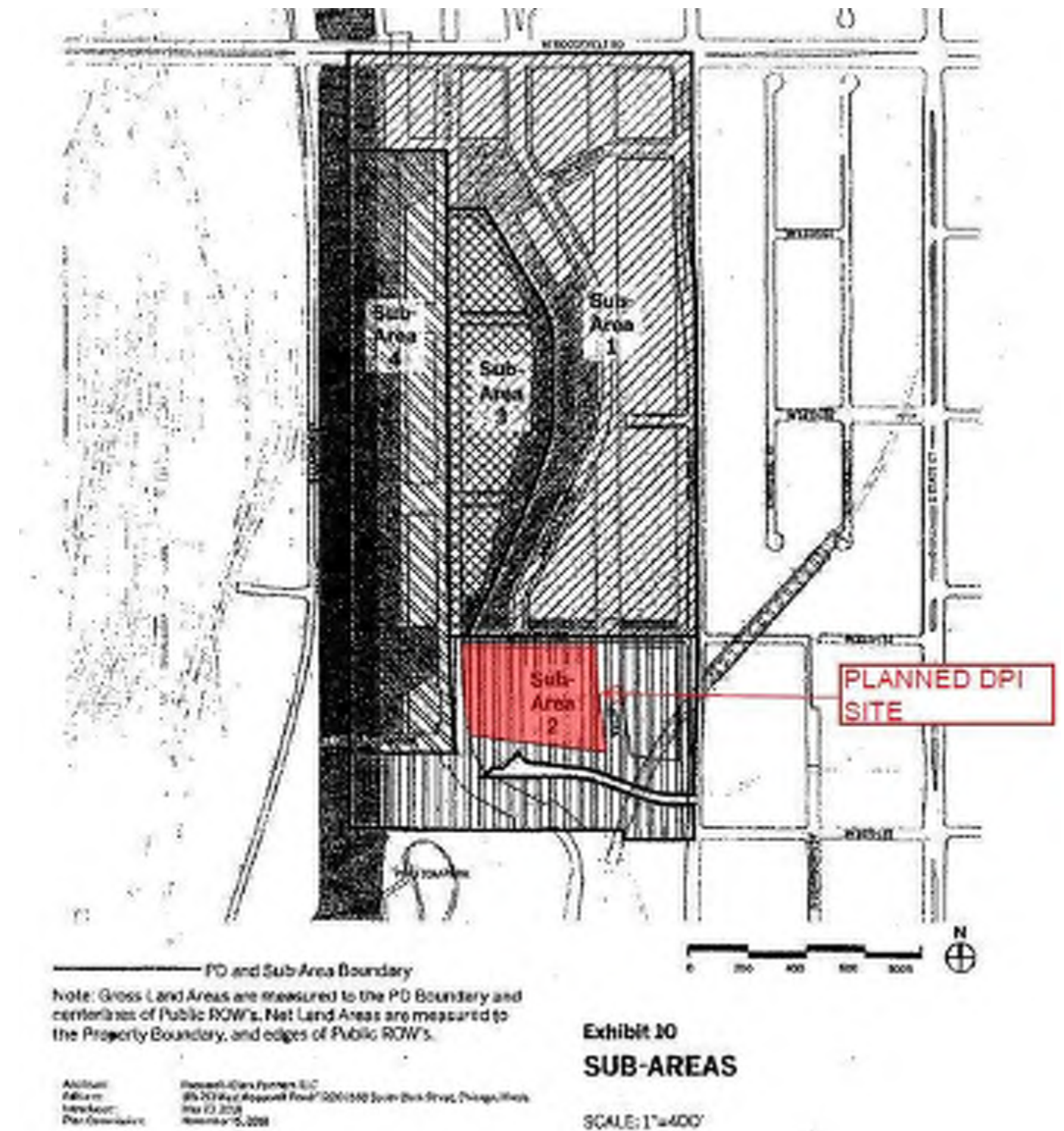
2 total bike parking spaces required



Assumed Site Location of Future DPI Facility.



Above/Below: Marketing images of potential 78 buildout from Related Midwest



Phase 1

Section 5: Sample Program

The sample program presented here has been developed based on the information presented above in this report. It should be considered as a tool for further discussion and clarification of space needs at DPI, and not as the result of a programming exercise with the intent of designing a building. It is preceded by spatial data on four University of Illinois buildings that most readers of this report are familiar with in order to give context to the proposed ratio of spaces for DPI. The space totals have also been refined with comparisons to DPI's planned operations and represent the current anticipated spatial needs of the facility.

Sample Program

Proposed Detailed Program

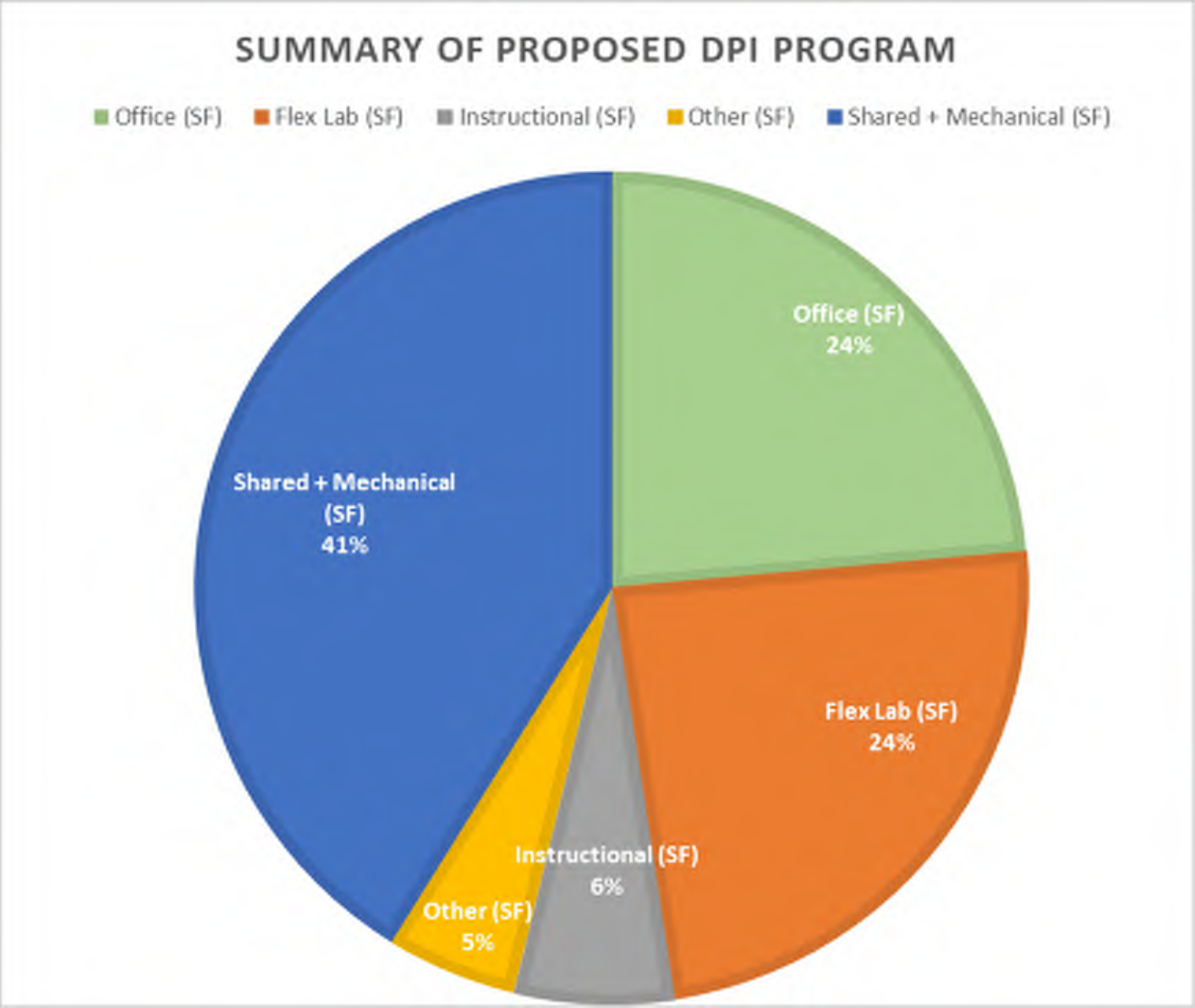
Space Name	Space Type	Depart/Common/Shared	USE DESCRIPTION	NET AREA (SF)	AREA NOTES	FTEs	Number	Area	GSF	Total FTEs
								0	0	
								0	0	
Private Office	Office	Depart	Small private office space for staff and researchers	120		1	150	18000	30600	150
Flexible Design Lab	Office	Shared	Open office space including collaboration spaces 100sq/person	5,000	**	50	20	100000	170000	1000
Flexible Design Lab	Lab	Shared	Open office space including collaboration spaces 100sq/person	5,000	**	50	11	55000	93500	550
Food Research Lab	Lab	Depart	Specialized food production/processing lab	10,000		25	1	10000	17000	25
Flex Research Lab (wet)	Lab	Depart	Standard 27x18 lab with sinks, hoods, and gas	500		2	110	55000	93500	220
								0	0	0
Small Classroom	Instructional	Common	Small High tech classroom with 20 seats (24 sq / seat)	480	***	16	10	4800	8160	160
Medium Classroom	Instructional	Common	Medium High tech classroom with 40 seats (24 sq / seat)	960	***	32	8	7680	13056	256
Large Classroom	Instructional	Common	Large High tech classroom with 96 seats (24 sq / seat)	2,300	***	76	8	18400	31280	608
									0	
Atrium	Other	Common	Central atrium feature space	8,000			1	8000	13600	0
Auditorium	Other	Common	400 Person tiered seating, high tech display, feature space	7,400			1	7400	12580	0
Café	Other	Common	Leasable space to coffee/café style tenant	1,800			1	1800	3060	0
Leasable Space	Other	Common	Leasable space for tenant service business (daycare/fitness, etc.)	4,000			1	4000	6800	0
Exhibition/Reception Area	Other	Common	Private reception area, separate from atrium with banquet capacity	3,000			1	3000	5100	0
Decision Room	Other	Common	High tech teleconference and digital media room	1,200			1	1200	2040	0
								0	0	0
Loading Dock	Back of House	Common	2 Bay loading dock with staging space and refuse compaction	3,000			1	3000	*	2
Cold Storage	Back of House	Common	Cold Storage with refrigeration and freezer areas	600			1	600	*	0
Dry Storage	Back of House	Common	Standard storage space	1,000			1	1000	*	0
Hazardous Storage	Back of House	Common	Chemical and other hazardous storage	800			1	800	*	0
Server Room	Back of House	Common	Large server and data storage room	3,200			2	6400	*	5
Warming Room	Back of House	Common	Small warming to facilitate catering.	500			1	500	*	2

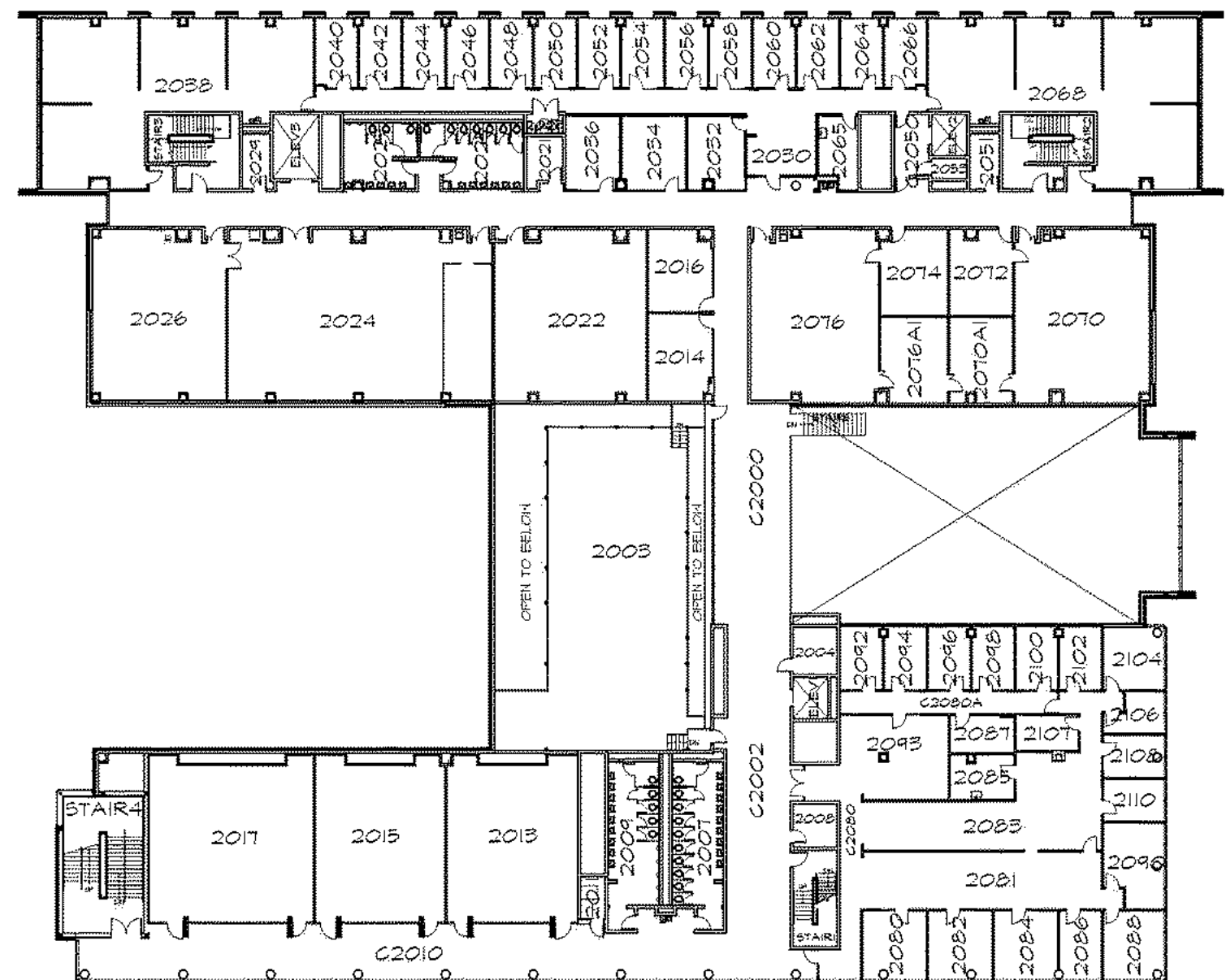
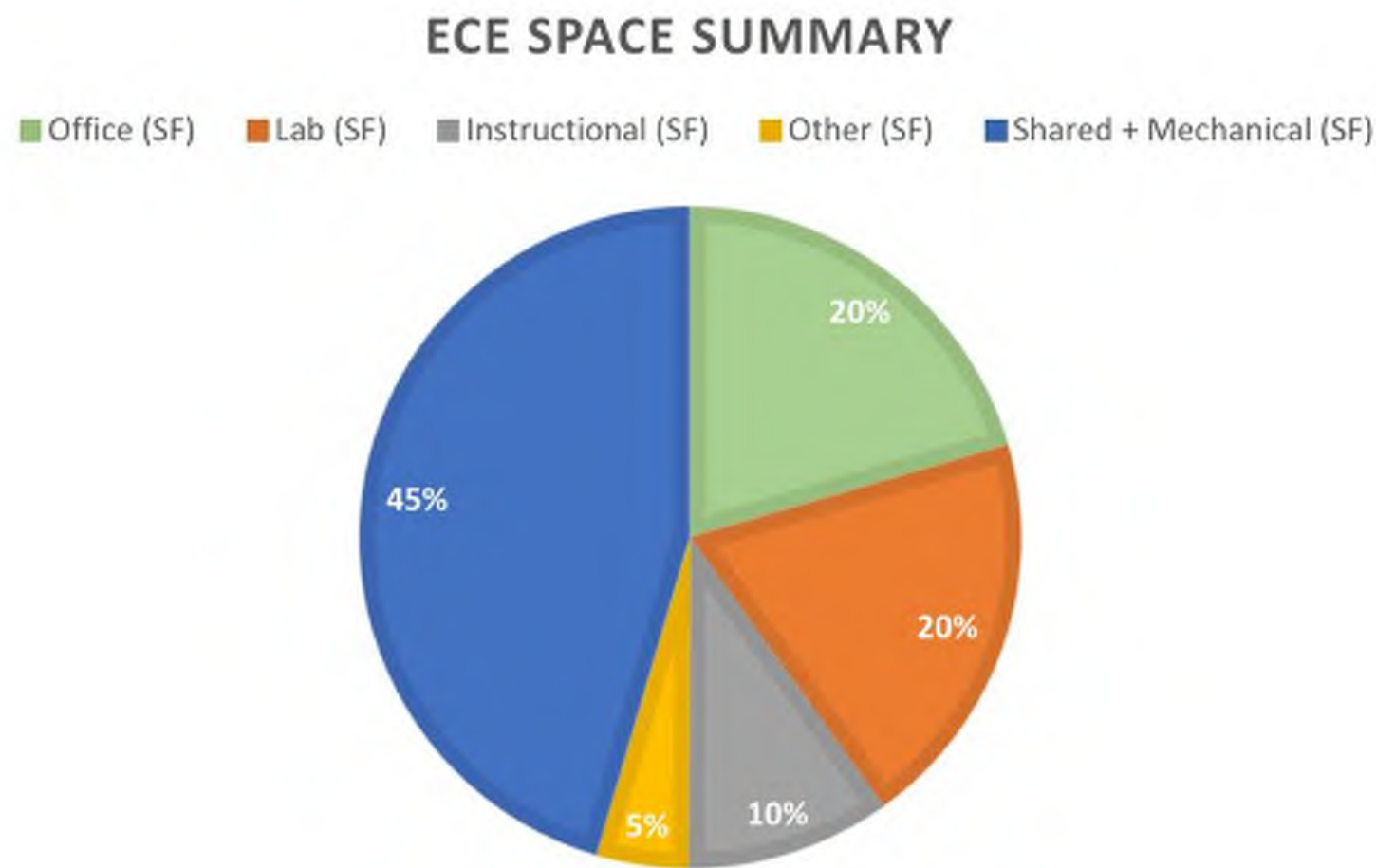
Total GSF: 500276 2978

*All back of house areas included in 1.7 grossing factor.
**For ease of comparison to similar facilities, Flexible engineering lab space is designated as 50% office and 50% lab space type.
***Classrooms assumed to be loaded at 80% for FTE loading.

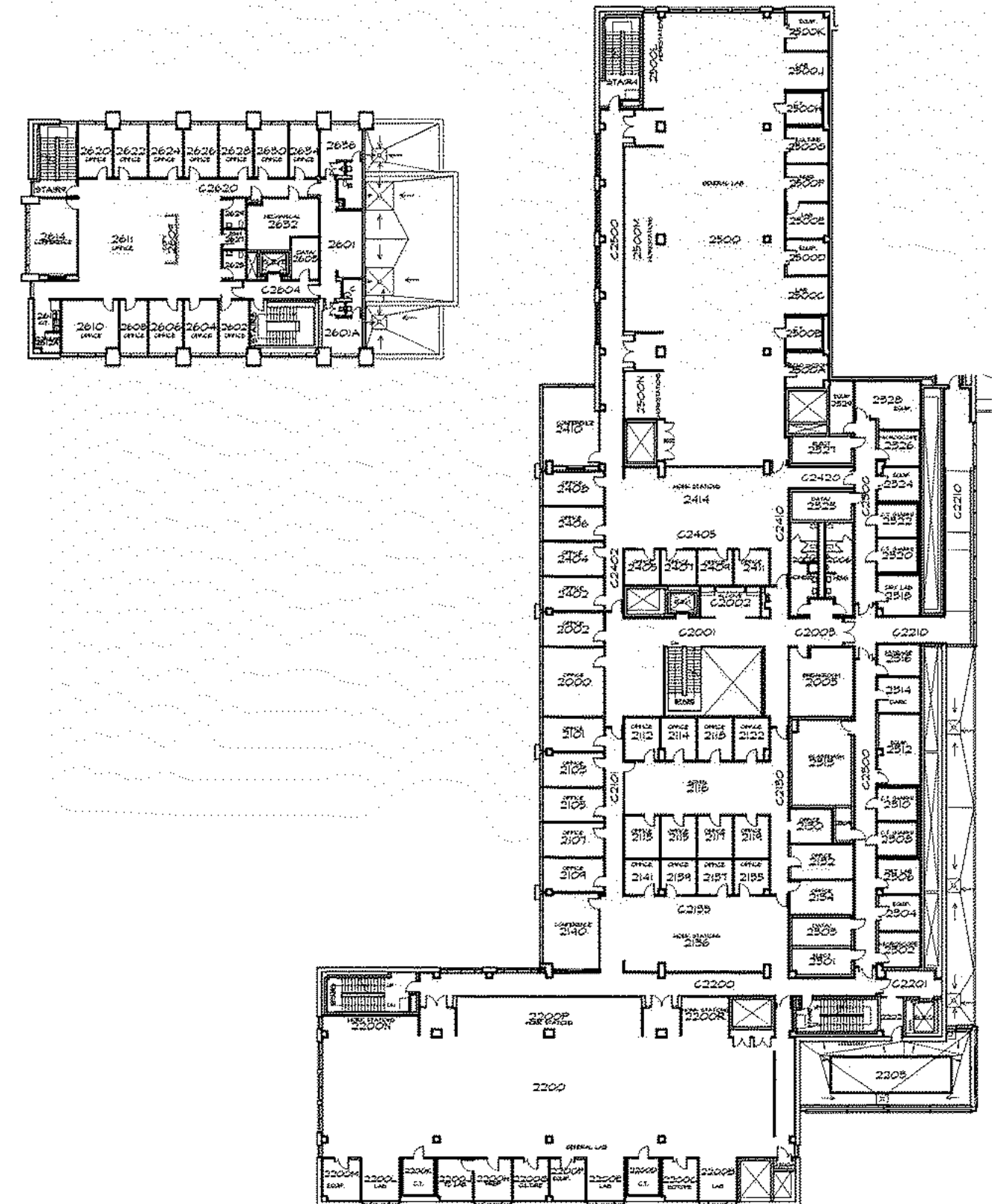
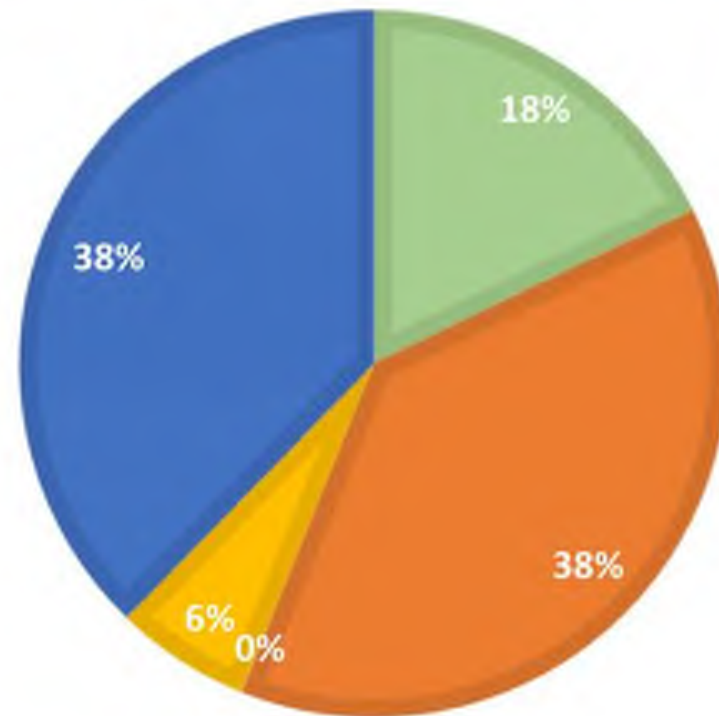


Gross Square Feet	Net Square Feet	Grossing Factor	Office (SF)	Flex Lab (SF)	Instructional (SF)	Other (SF)	Shared + Mechanical (SF)
500000	294280	1.70	118000	120000	30880	25400	205720



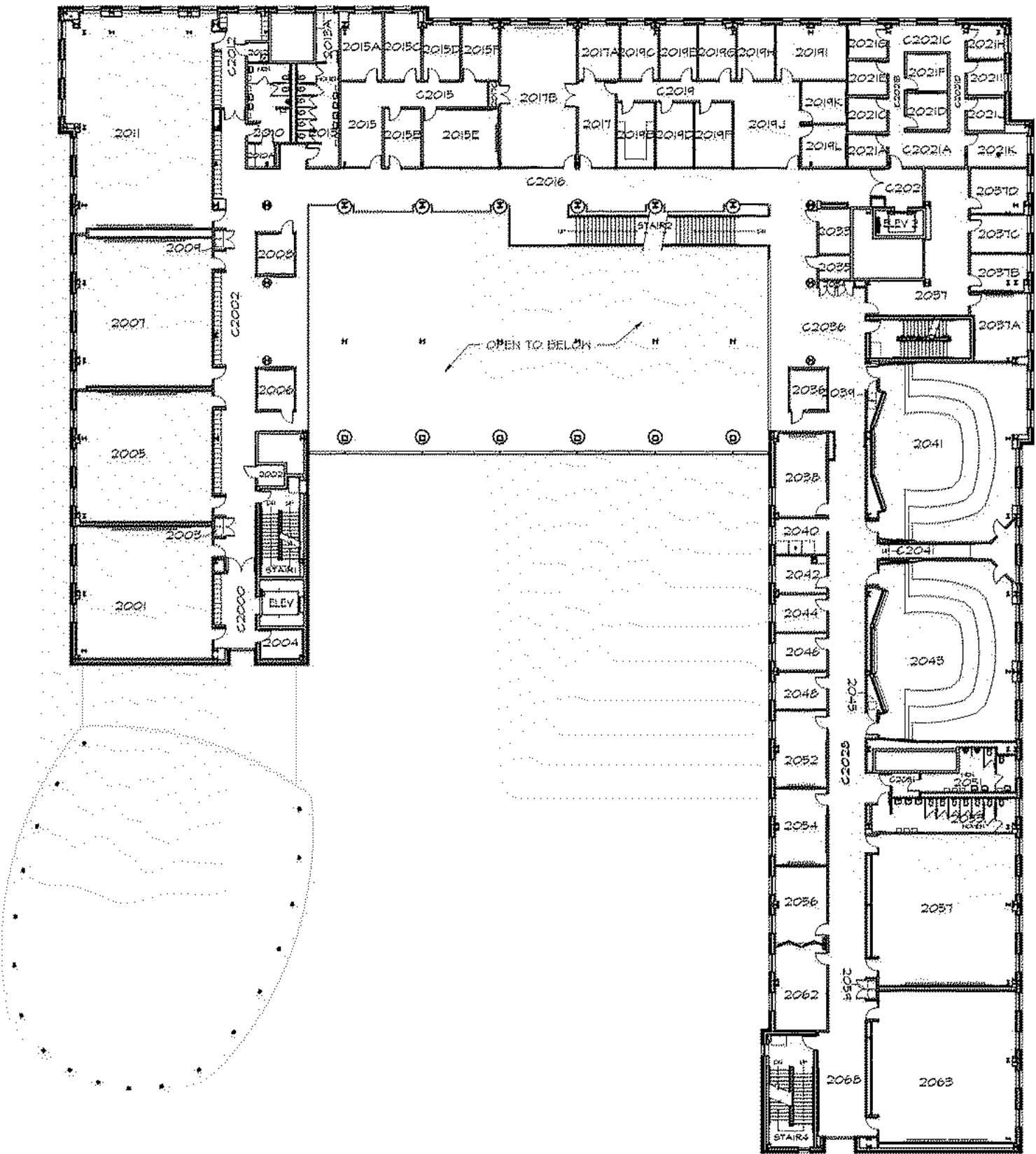
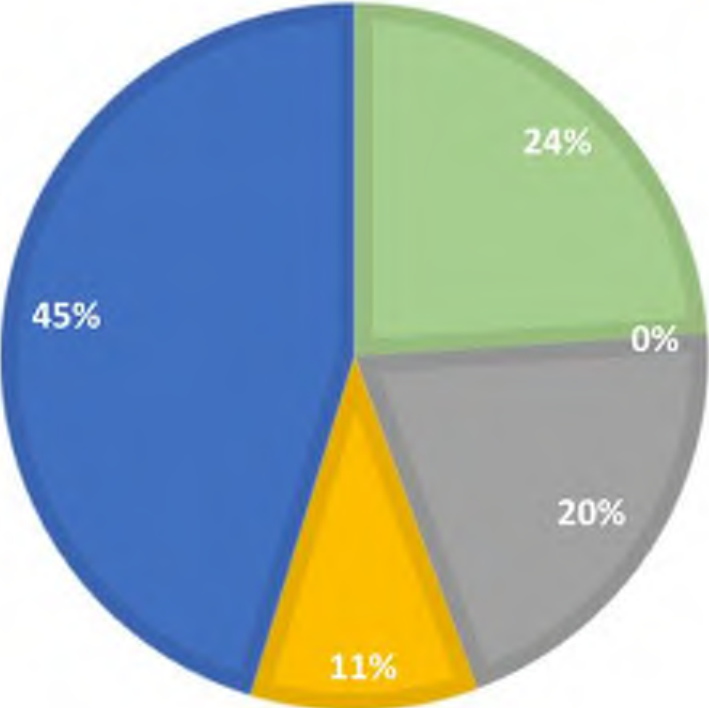


IGB SPACE SUMMARY



BIF SPACE SUMMARY

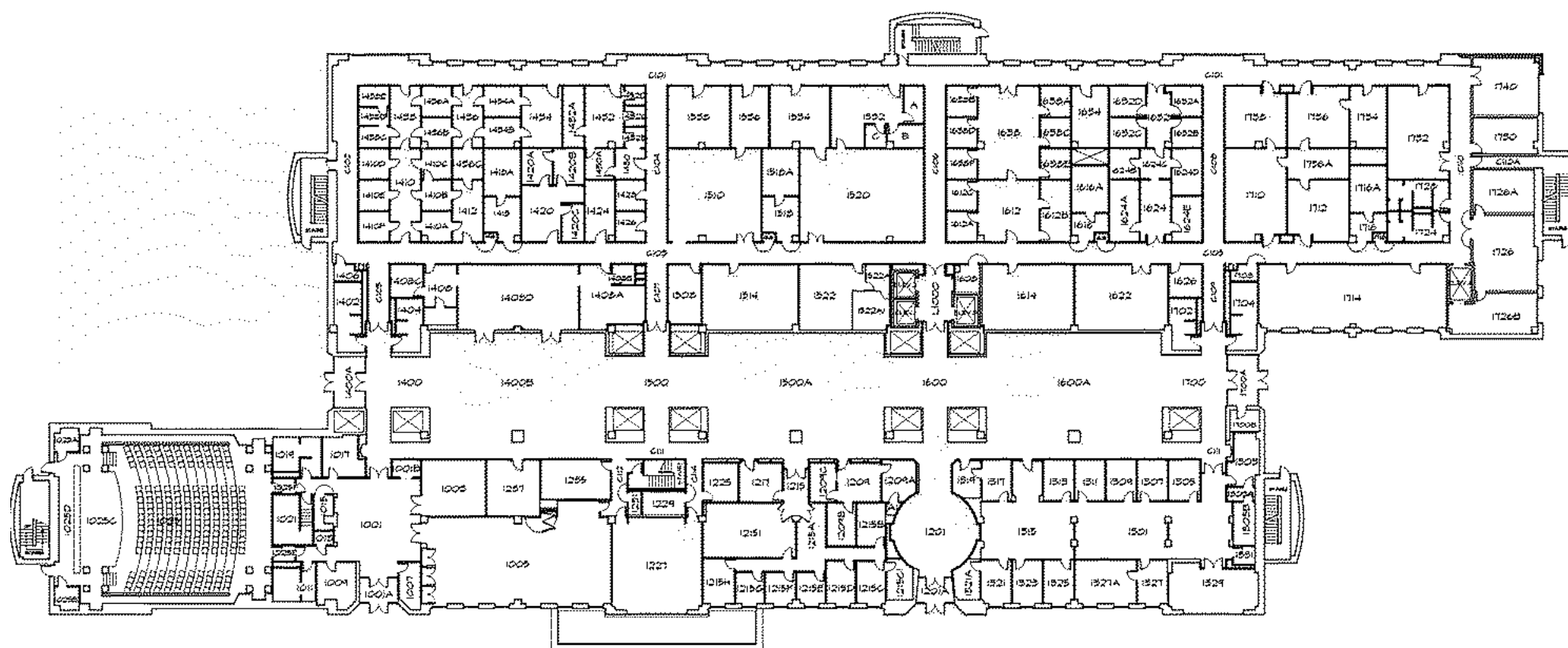
Office (SF) Lab (SF) Instructional (SF) Other (SF) Shared + Mechanical (SF)



Sample Program

Similar Facility Comparison

Response Category	Percentage
Know someone in a relationship with a person with a mental health problem	41%
Know someone who has been in a relationship with a person with a mental health problem	24%
Know someone who is currently in a relationship with a person with a mental health problem	28%
Know someone who has never been in a relationship with a person with a mental health problem	5%
Don't know	2%



Sample Program

Comparable Building Programs

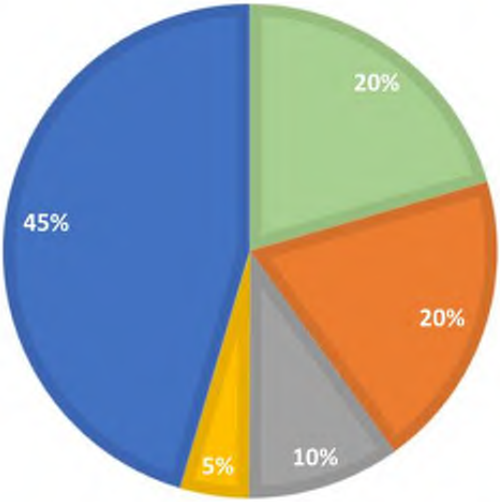
	Gross Square Feet	Net Square Feet	Grossing Factor	Office (SF)	Lab (SF)	Instructional (SF)	Other (SF)	Shared + Mechanical (SF)	Number of Offices
IGB	173,540	108,084	1.61	30,975	66,363	0	10,744	65,456	150
Beckman Institute	305,550	190,321	1.61	72,664	84,773	6,453	17,031	124,626	384
Electrical and Computer Engineering	209,765	111,913	1.87	41,991	40,202	20,537	9,183	93,208	222
Business Instructional Facility	147,530	78,223	1.89	34,260	0	29,131	14,842	64,667	134
Proposed DPI Facility	500,000	294,280	1.70	118,000	120,000	30,880	25,400	205,720	150

Space Notes:

- 1. Shared/back of house space is simplified in these comparisons to provide a similar basis for analysis. Included for this study are circulation spaces (both vertical and horizontal), storage, loading, restrooms, mechanical, electrical, server, data, and technology space. These spaces are used to calculate the grossing factor, and they may not match grossing factors that use other space definitions and types.
- 2. Other spaces include atriums, cafés, and shared conference/meeting areas.

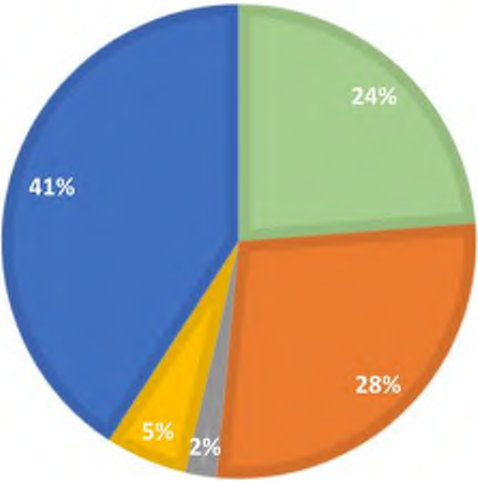
ECE SPACE SUMMARY

Office (SF) Lab (SF) Instructional (SF) Other (SF) Shared + Mechanical (SF)



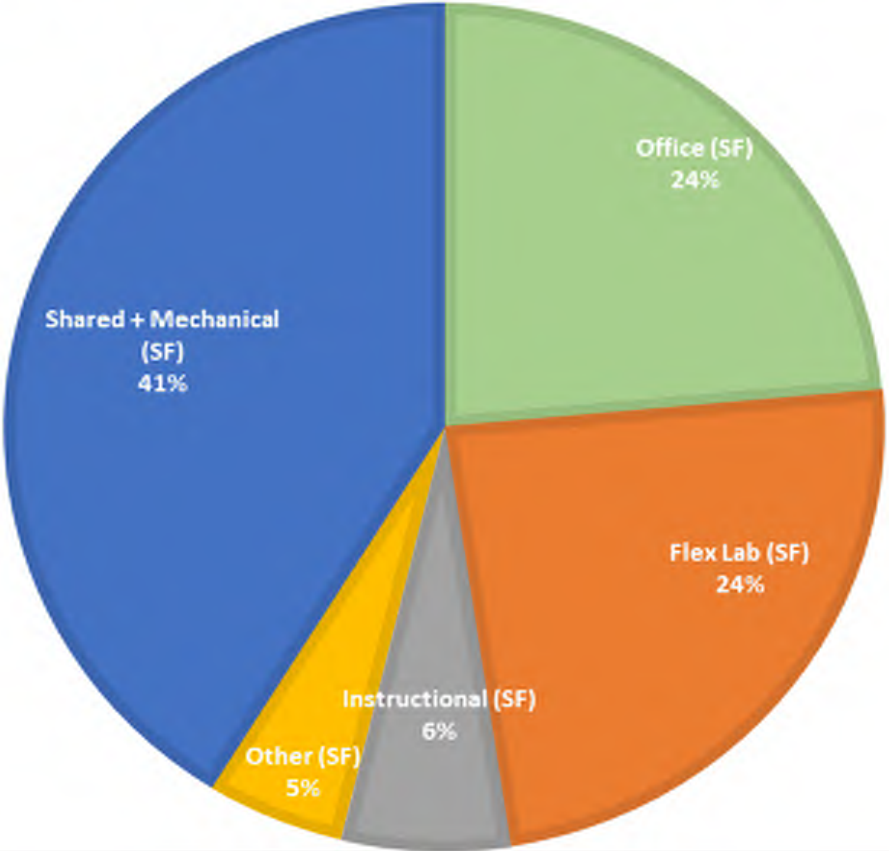
BECKMAN SPACE SUMMARY

Office (SF) Lab (SF) Instructional (SF) Other (SF) Shared + Mechanical (SF)



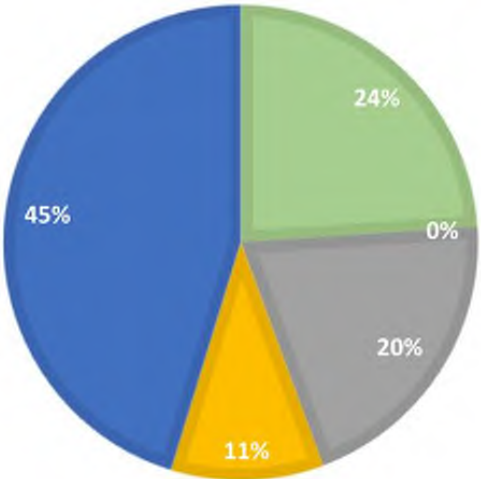
SUMMARY OF PROPOSED DPI PROGRAM

Office (SF) Flex Lab (SF) Instructional (SF) Other (SF) Shared + Mechanical (SF)



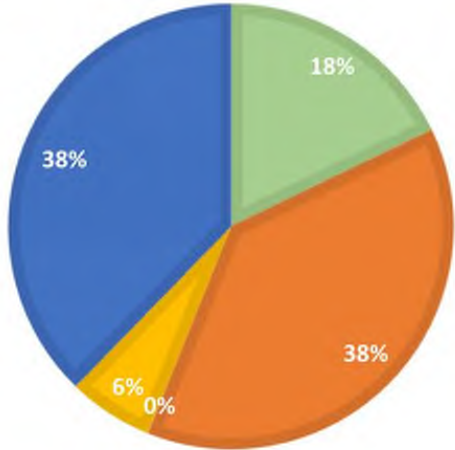
BIF SPACE SUMMARY

Office (SF) Lab (SF) Instructional (SF) Other (SF) Shared + Mechanical (SF)



IGB SPACE SUMMARY

Office (SF) Lab (SF) Instructional (SF) Other (SF) Shared + Mechanical (SF)



Phase 2

Phase 2 develops the program information gathered in phase 1 into three massing options. These options are representative of three distinct variations. Option one is a simple box of reasonable height. Option two is a faceted low lying mass. Option three is a high rise option. These are not meant to be reflective of any specific preferred final scheme, but rather as tools to present a broad swatch of ideas. A combined preferred option will be presented in phase 3.

Massing Studies

Option 1—Mid-Rise

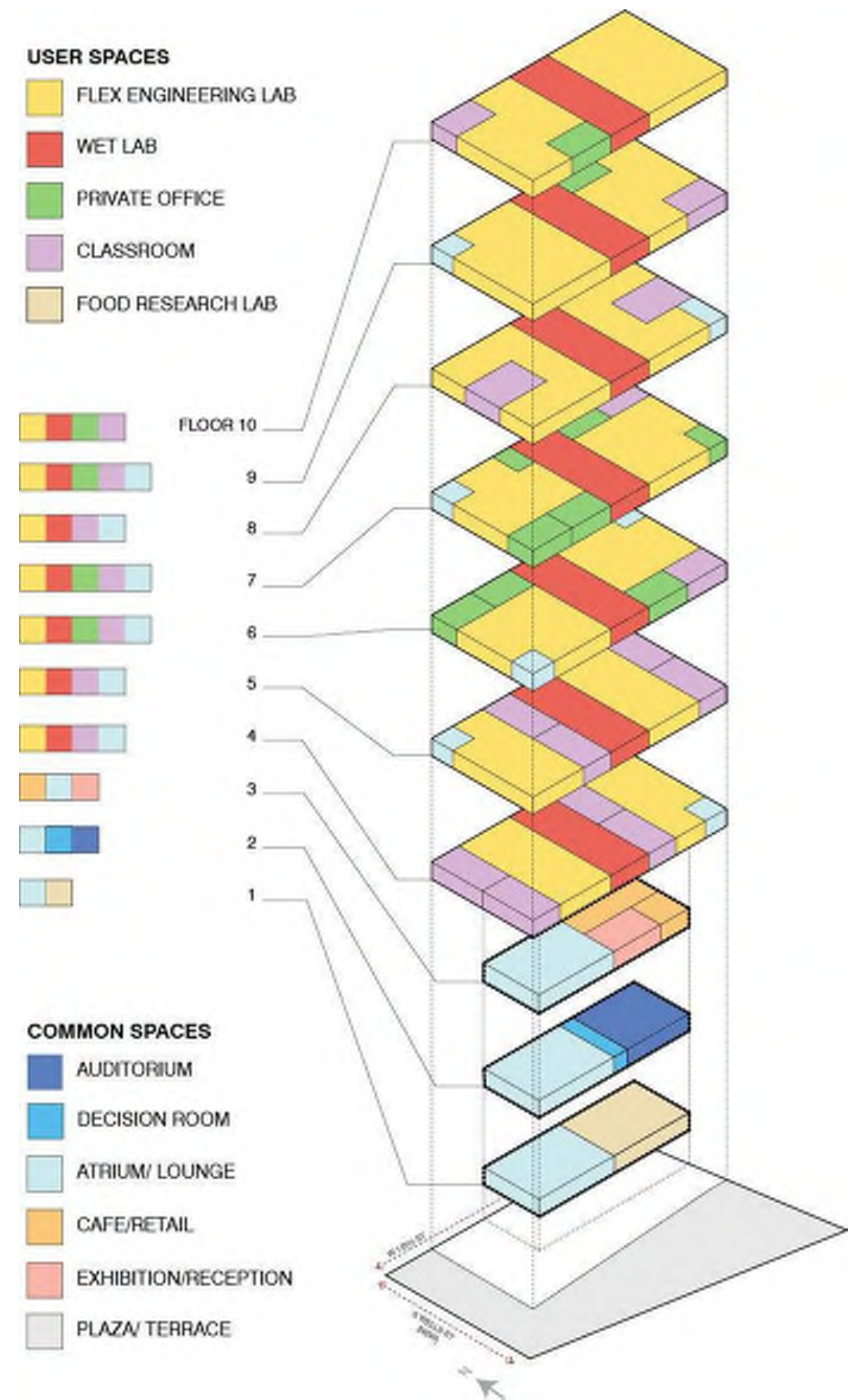
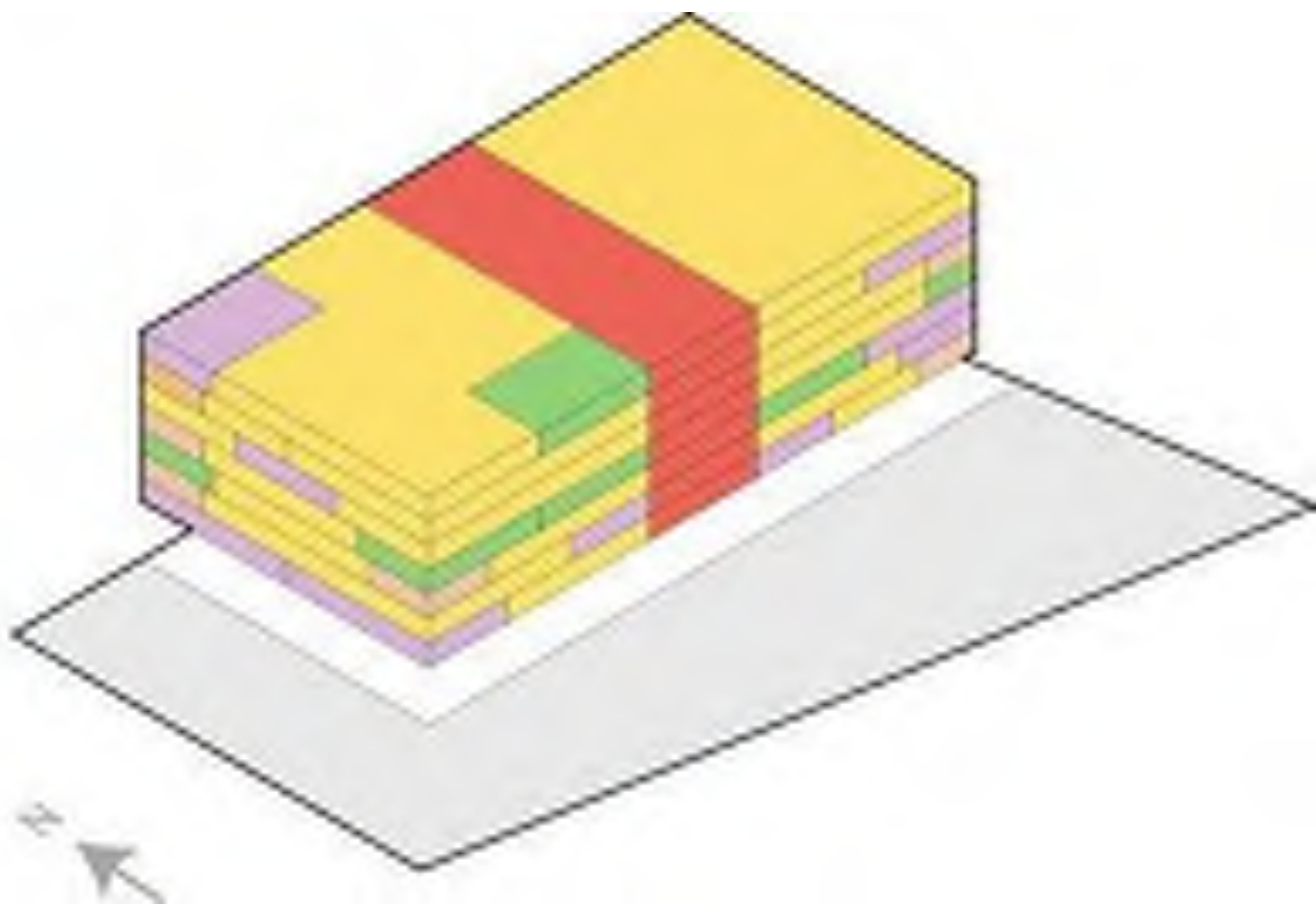
10 Stories—160' Tall

Pure geometric form

Condensed Mass, Minimal Envelope

Setback podium allowing covered outdoor or winter garden space

Public spaces distributed over floors 1-3





Massing Studies

Option 2—Faceted Option

7 Stories—112' Tall

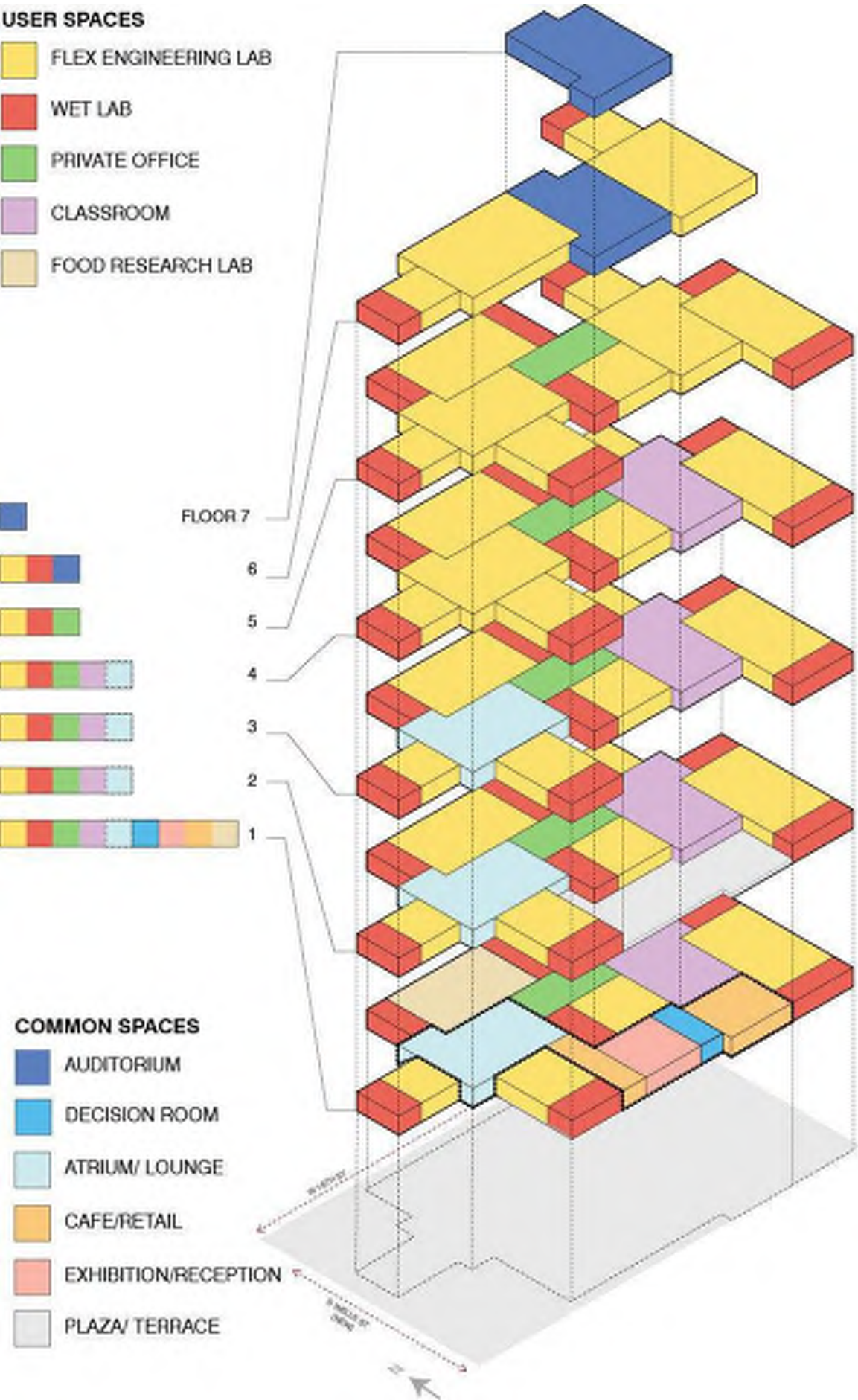
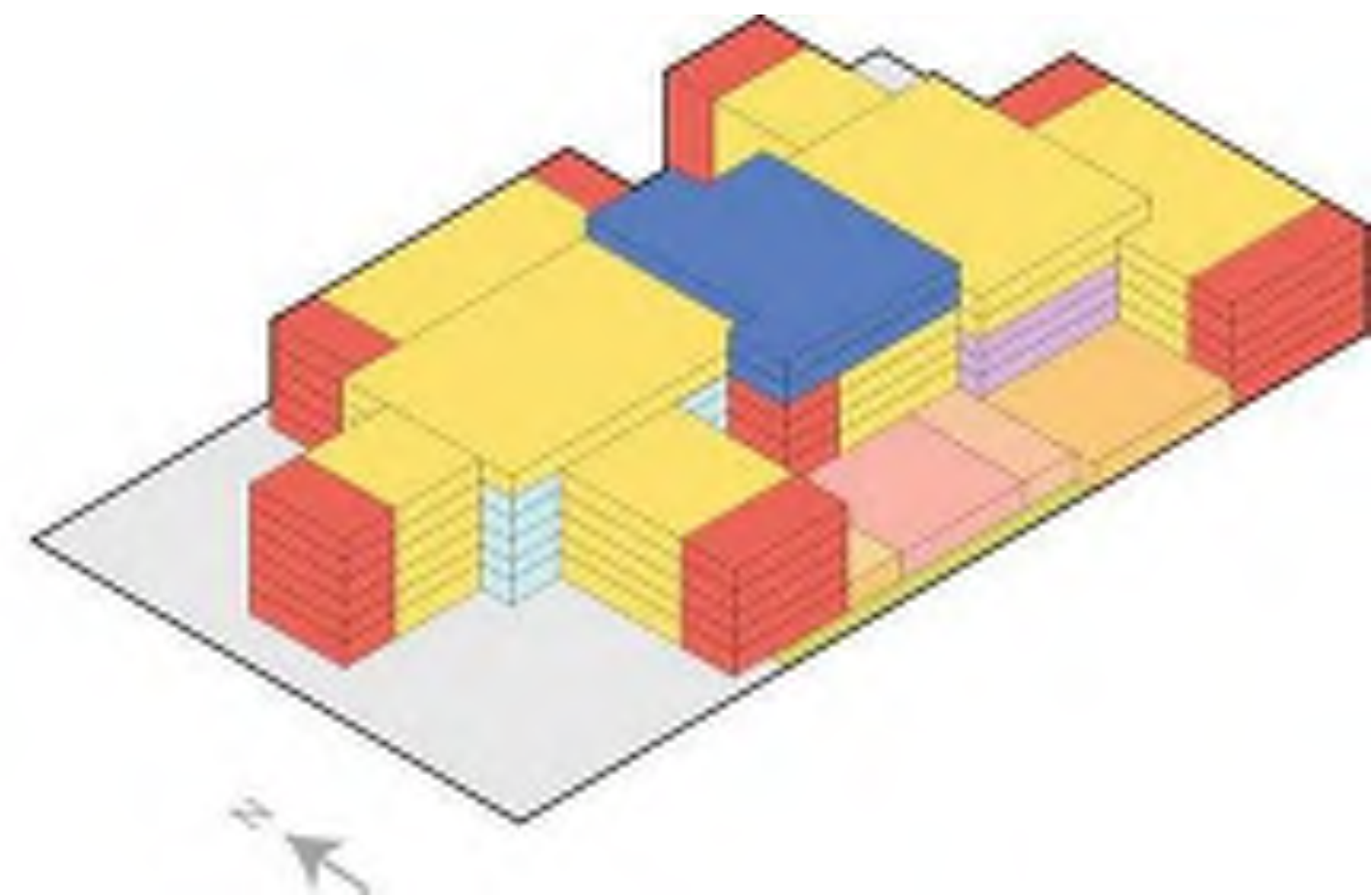
Fractal form allows for more view corridors

Greater potential for architectural expression/massing

Step backs allow for distributed outdoor space

Faceted façade will add cost and surface area

Public spaces all located on first floor

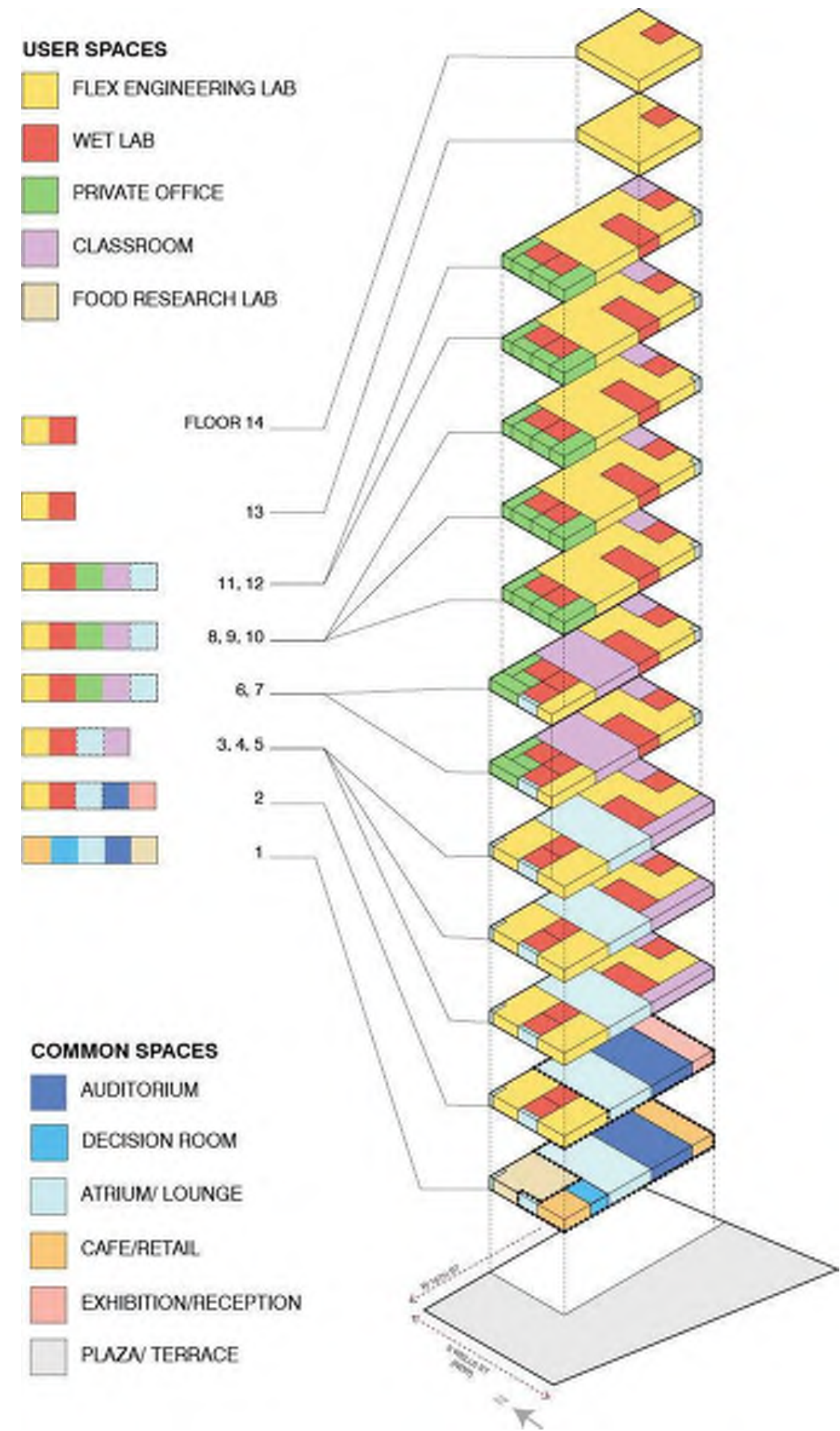
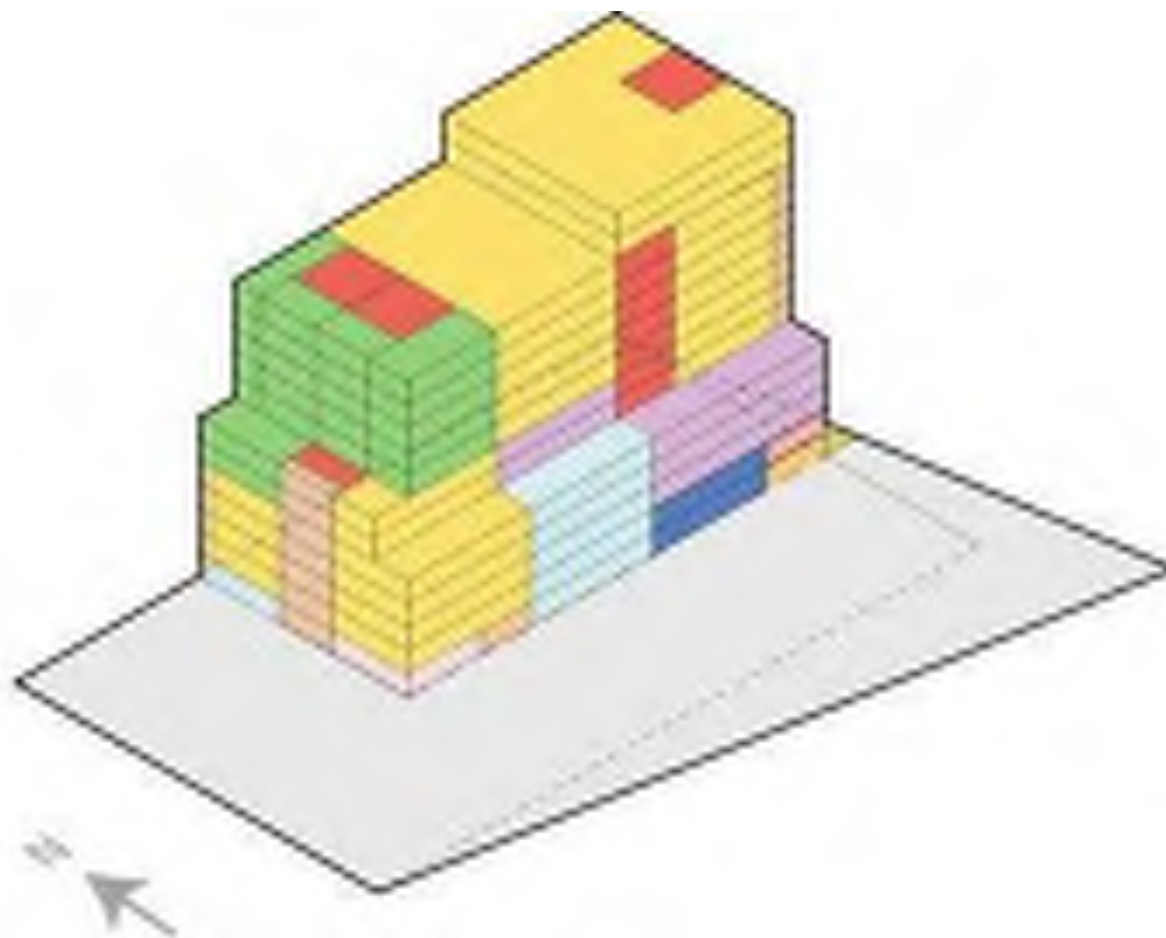




Massing Studies

Option 3—High-Rise

- 14 Stories—224' Tall
- High rise form allows for landmark tower
- Extruded Mass, Inefficient Envelope ratio
- Minimal site coverage, maximum plaza space
- Public spaces distributed over first two floors
- Views get better higher in the tower.

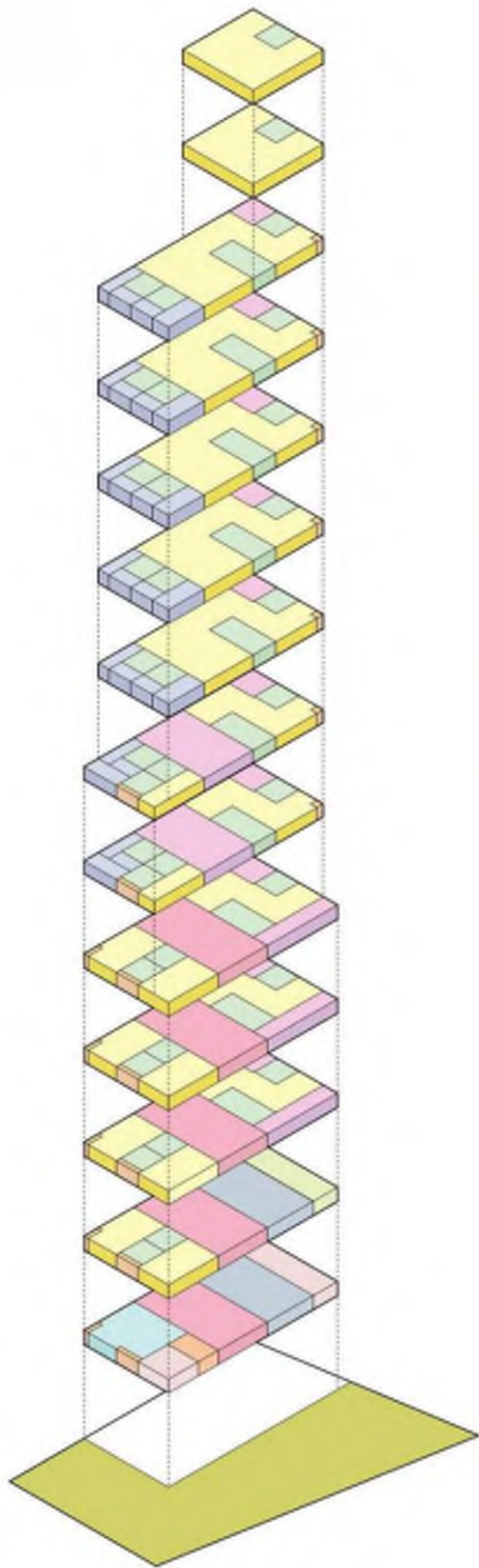
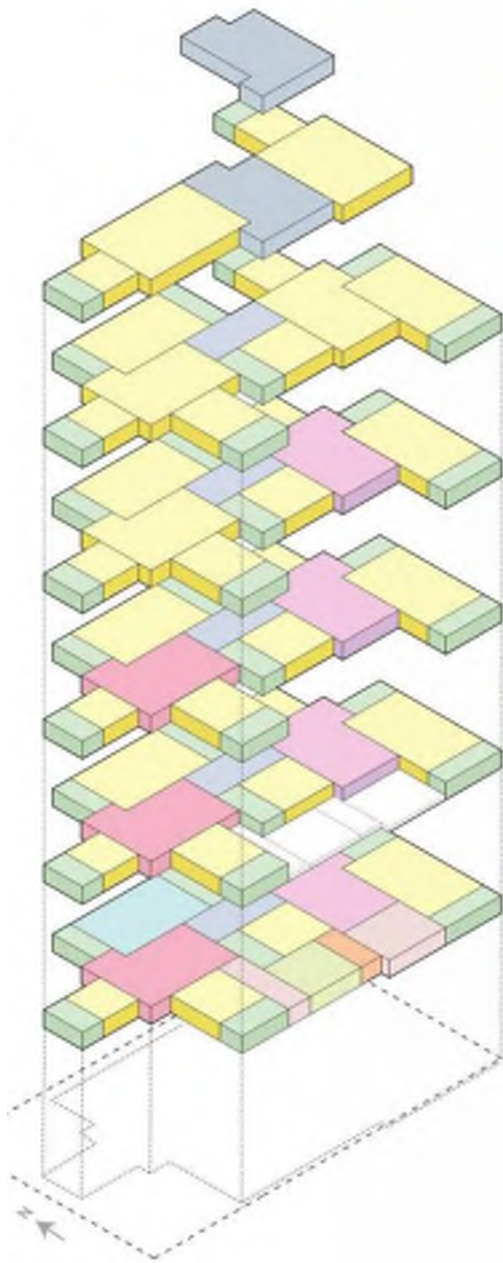
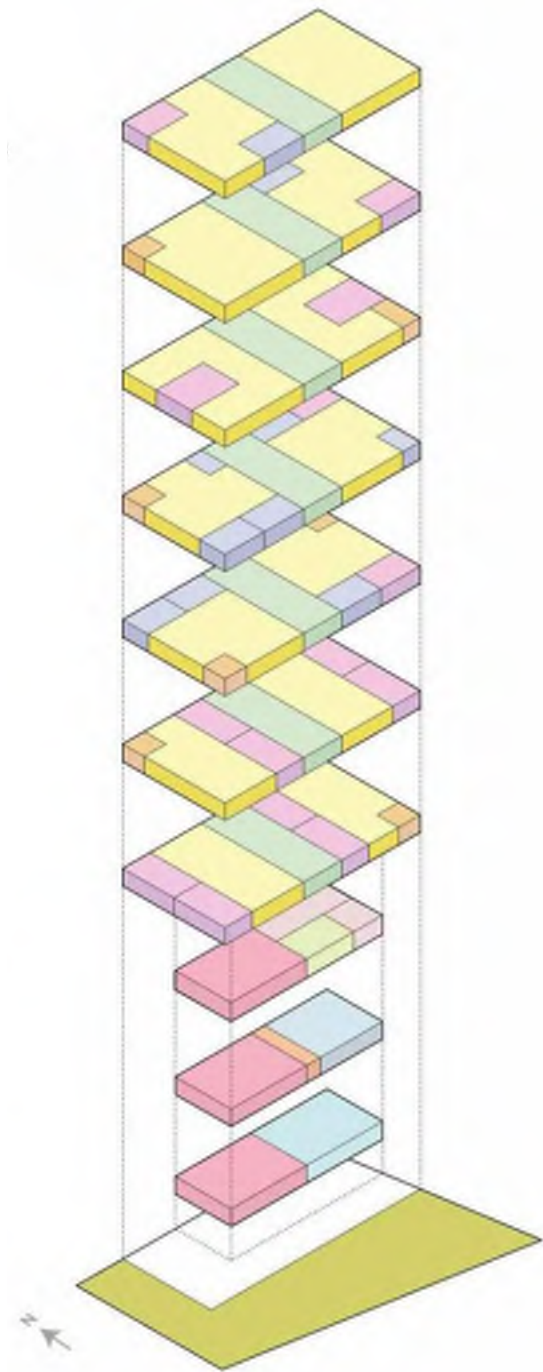


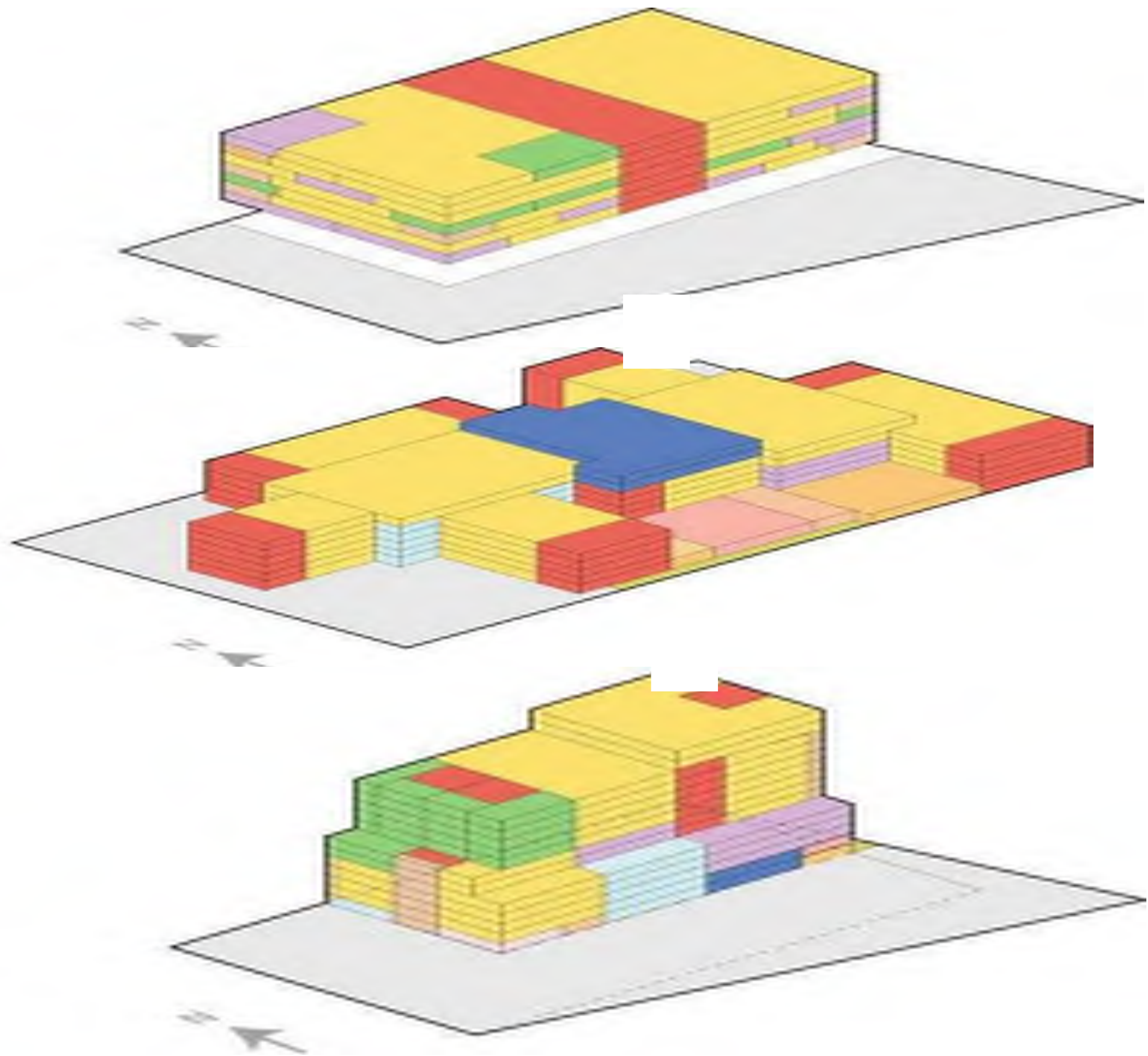


Massing Studies

Option Comparisons

	Area	Stories	Height	Floor Height	Footprint	Volume	Approximate wall surface area	Surface Area Ratio	Site Area	Site Open Space %
Opt 1	500000	10	160	16	50000	8000000	151200	30.2%	148550	33.7%
Opt 2	500000	7	112	16	71429	8000000	198117	39.6%	148550	48.1%
Opt 3	500000	14	224	16	35714	8000000	178688	35.7%	148550	24.0%



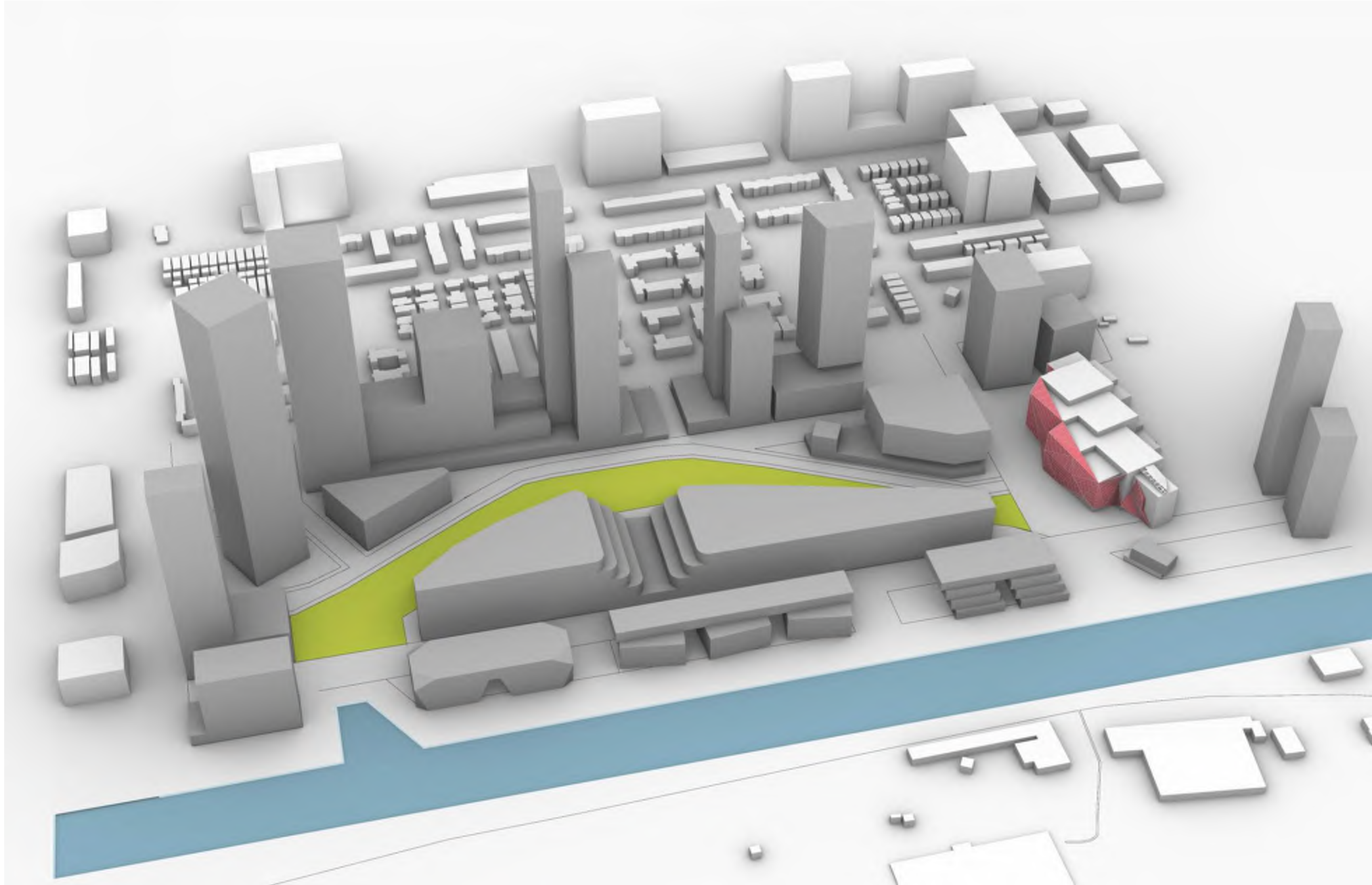


Phase 3

Feedback from the three options presented in Phase 2 was gathered and synthesized into a new massing scheme. That scheme, which primarily incorporates aspects of options 1 and 2, is expanded upon in this section. More detailed representation is provided for this option, as well as further development of the site occupation strategy, interior space and façade design.

Final Massing Option

Scheme Highlights





Final Massing Option

Scheme Highlights

Combine façade articulation of option 2 with the program stacking strategy of option 1

Take full advantage of river and site potential

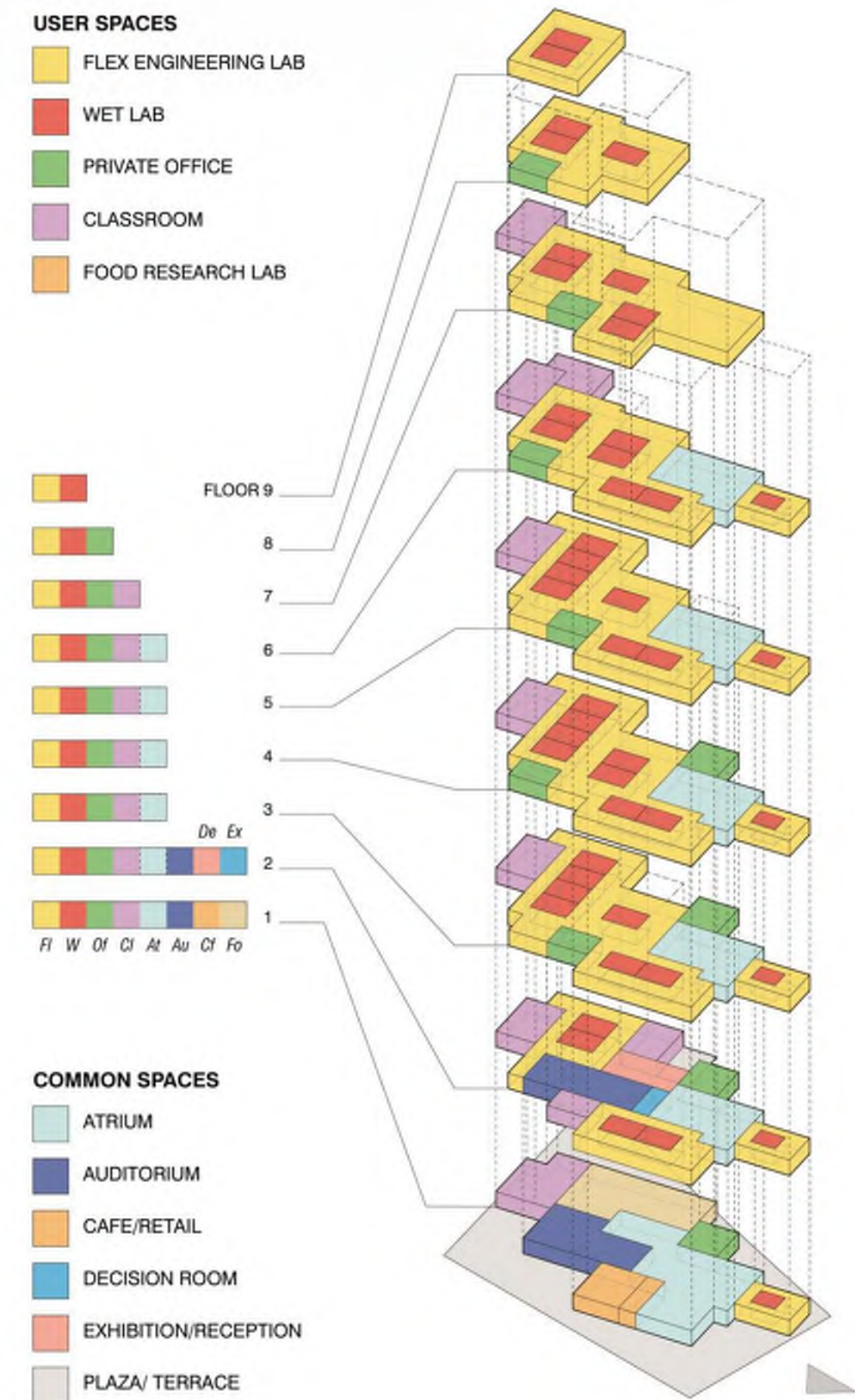
Allow for mix of outdoor spaces and public plaza space

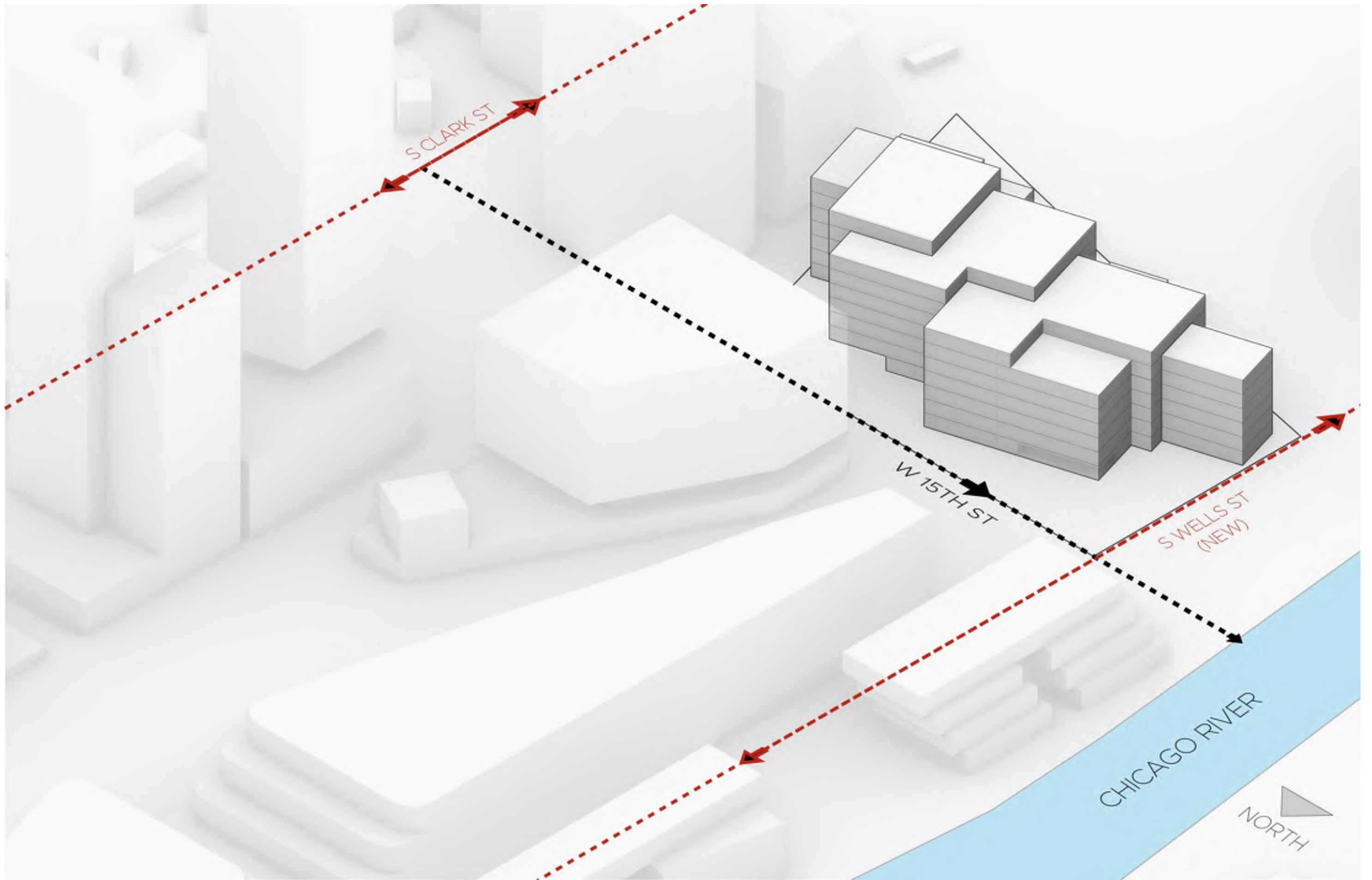
Efficiently stack infrastructure heavy program pieces

Progressive floor area setbacks with largest mass at Southeast side of site

Public program concentrated on first two floors

Private office space distributed throughout entire building





Final Massing Option

Planning Strategies

Program Locations

Underlying the more complex planning strategy is a basic plan to keep public and community spaces on the lower level of the building, attached to a large, open atrium that is used by all visitors, researchers, and students. Dedicated user spaces, such as labs and office space are planned in the more private upper levels. Layers of privacy can be integrated into this stacking, with the most sensitive research space in more secluded labs at the upper levels, with less sensitive and more visually exciting or public facing research open to visitors on the lower levels.

Public Spaces

First and second floor spaces are primarily dedicated to public spaces such as the atrium, auditorium, leasable amenity spaces, and the café. A large exterior plaza space is also planned on the ground level, adjacent to the building entrance. Specialty research areas such as the Food Innovation lab will also need space on the ground level, near the loading dock, due to the large quantities of product and large equipment needs of the space. This, as well as the loading dock, are pushed toward the back of the building.

The exhibition space is located on the second level, where it will have access to a dedicated roof deck. It should also have direct access and visual connection to the atrium and auditorium. We have also located the decision theatre on the second level, with the idea that it could be a feature element within the vertical mass of the atrium.



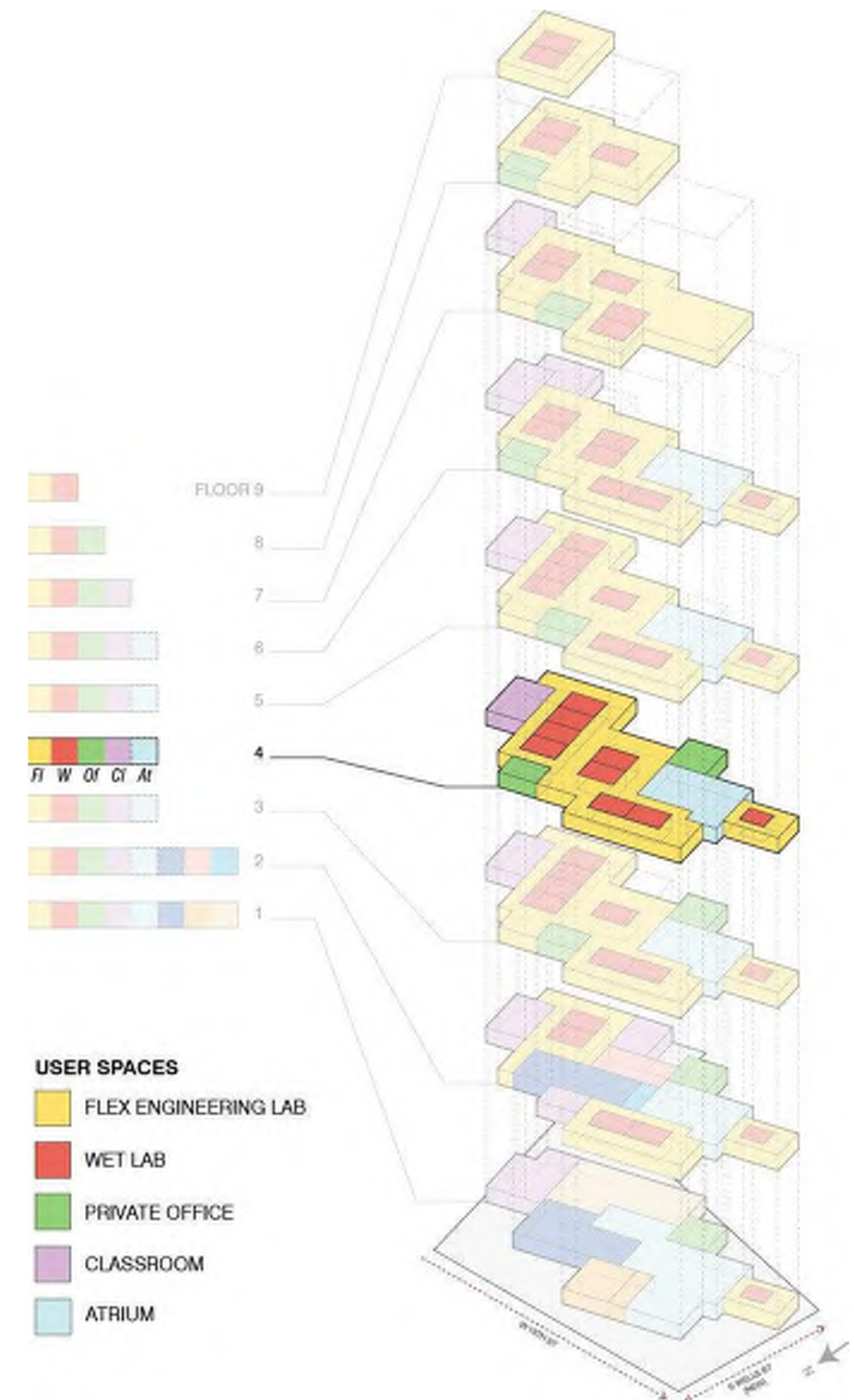
Work Spaces

Large open design labs are the basis for the working areas in the building. This space is treated as a fluid space that can wrap around other program areas and should lend itself to flexibility and reconfigurability. It should be supported by the other work spaces: wet labs, instructional/conference space, and private offices.

Wet labs are the most infrastructure intensive spaces, so these are shown stacked near the core of the building to allow for easy vertical riser configurations. These spaces are also intended to work in concert with the design lab space, with the idea that researchers using those labs will also have lay down and computational space available in the adjacent design space. In addition to maximizing the usefulness of the lab space, this will allow more cross disciplinary interaction.

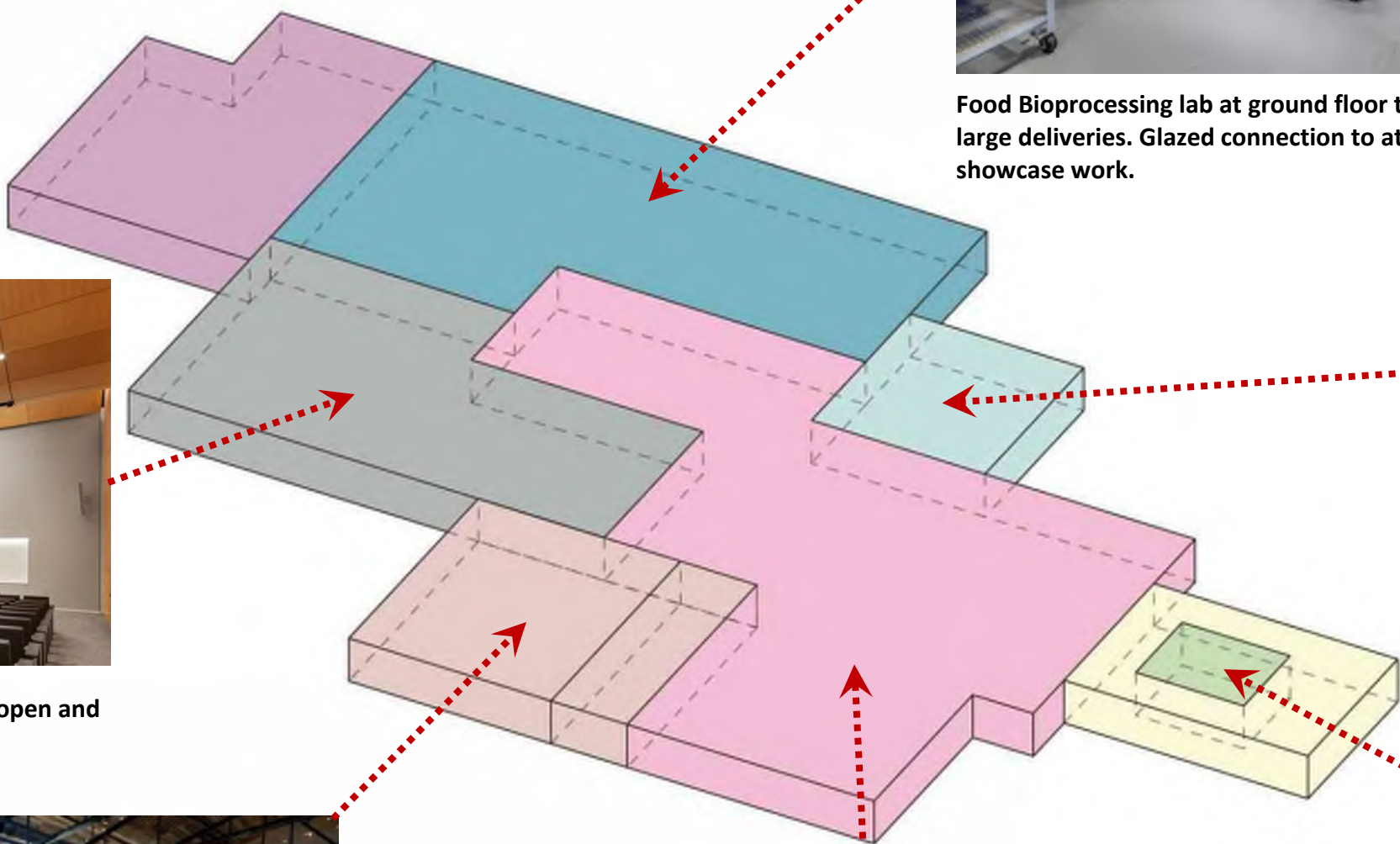
Private office clusters should also be distributed throughout the building and integrated with the design lab workspaces. While in an ideal world, no private offices would be provided for researchers in an effort to encourage more vertical and interdisciplinary interaction, offices are being planned for professors and DPI staff. The offices should be relatively small and kept near the core of the building to reserve view opportunities for the collaboration spaces.

Instructional spaces are also distributed throughout most of the upper levels. It is important to note that these spaces will act as both classroom areas for the large student population as well as conference and breakout spaces for the research teams.



Sample Program

Ground Floor Program



Food Bioprocessing lab at ground floor to accept large deliveries. Glazed connection to atrium for showcase work.



Administrative office space on first level for visibility and transparency of operations.



Auditorium is adjacent to the atrium. It is open and accessible to the public.



Café and retail space connected to atrium



Atrium



Feature work space to showcase prime projects

Final Massing Option

Typical Upper Floor Spaces



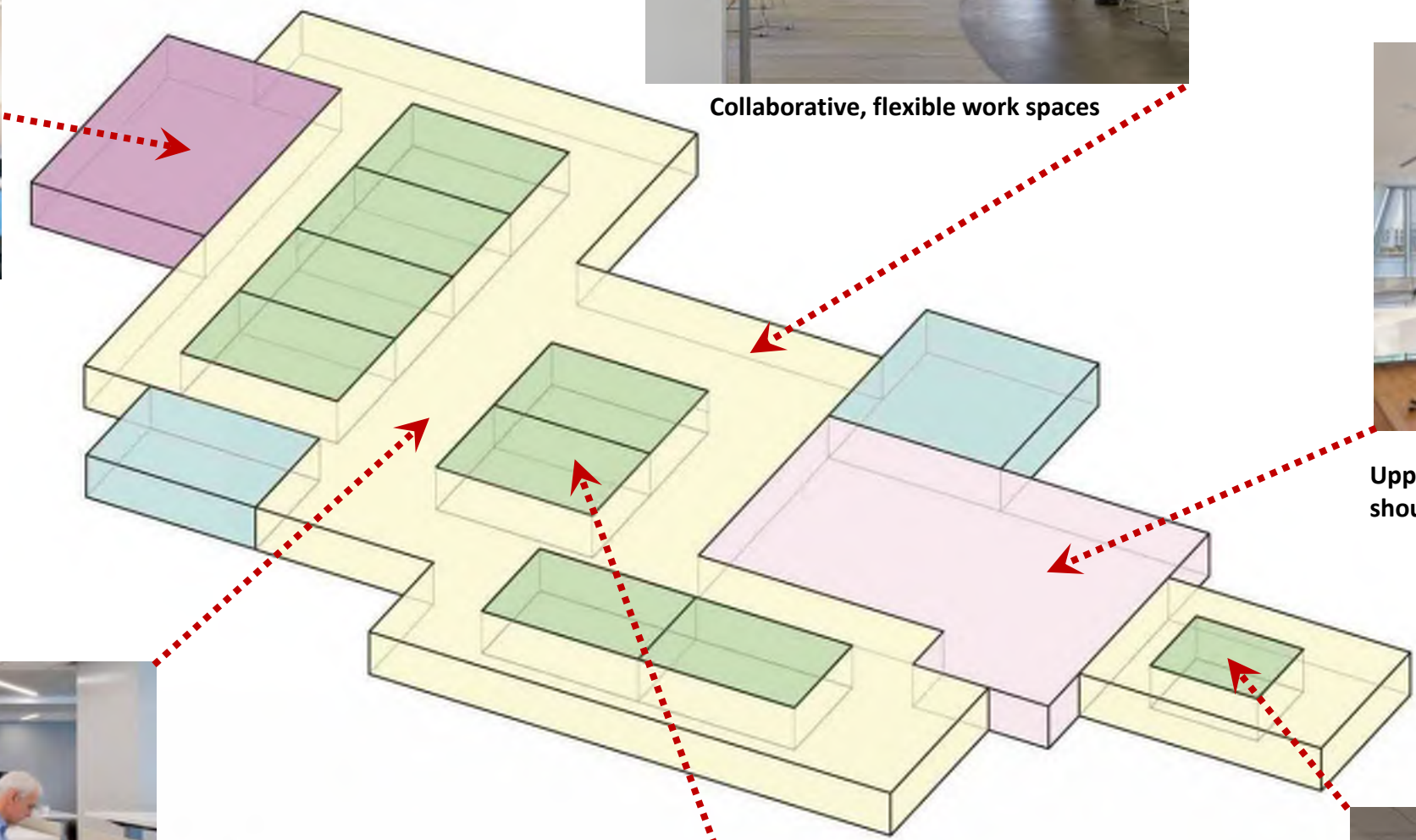
Mix of large and small instructional spaces



Collaborative, flexible work spaces



Upper levels of atrium and vertical circulation spaces should provide collaborative seating areas.



Interior office/lab space can feature phone booth and other privacy spaces



Dedicated Wet Lab Space



Dedicated Research Space

Final Massing Option

Site Occupation Strategy

Maximize Exposure

As part of the iconic architecture goal, the building should be visually distinctive and recognizable from the river, surrounding streets, and from above. Rotating the building slightly off of the Chicago grid can help the building stand out, while providing more opportunities for views. The faceted, stepped massing will also be a distinctive feature.

Views to the River and The City

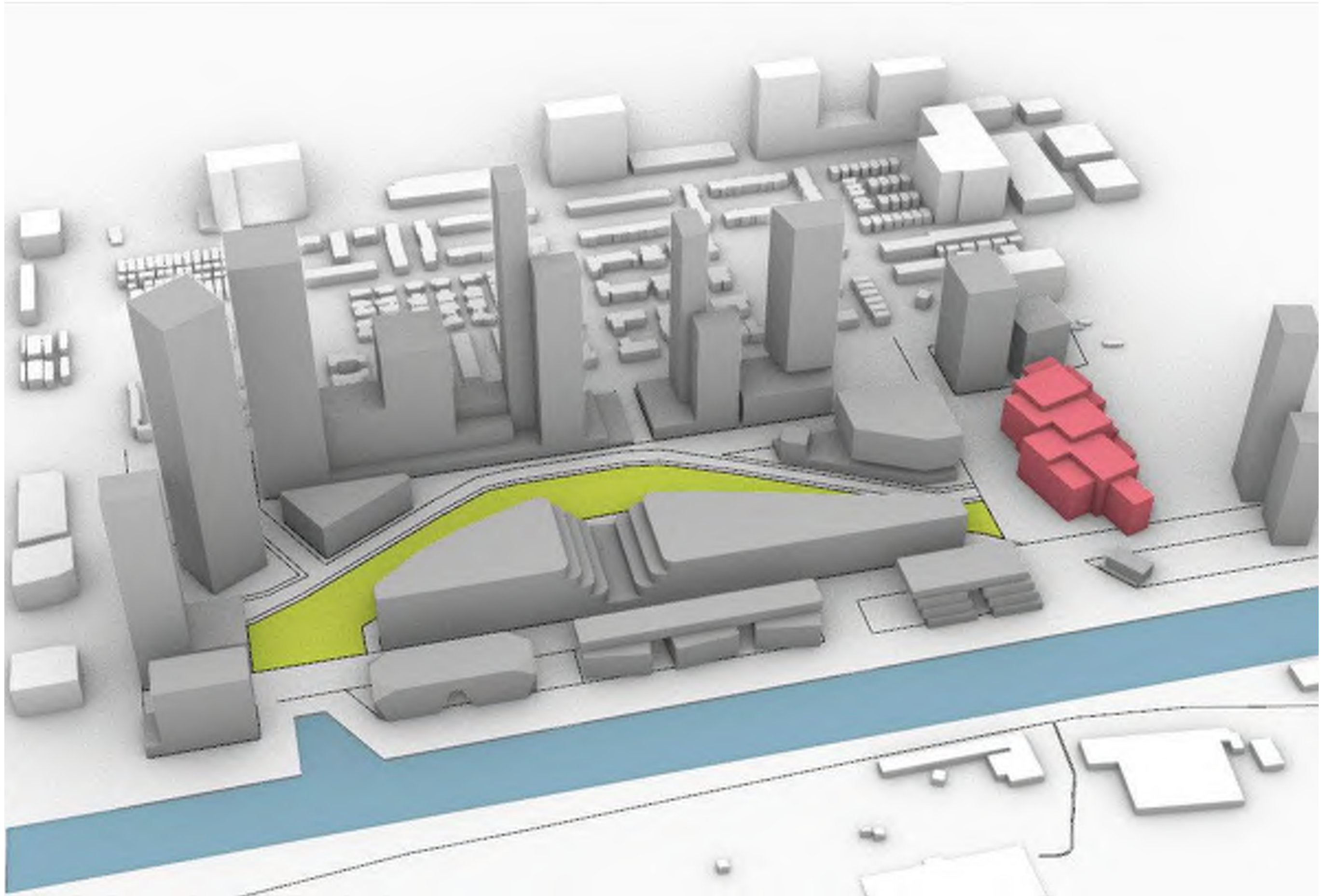
The mass of the building steps up gradually to the east, allowing for more view corridors to more spaces, while also creating the opportunity for roof gardens. Additionally, the whole mass of the building is rotated slightly to increase visibility to and from the river.

Reserve Open Space on Site

By limiting the building footprint to roughly half the total site area, we are able to reserve space for multiple other potential uses. We noted the plaza in earlier discussions about public spaces and outdoors spaces. In addition to this large public area, there may also be a need for loading, utility and material processing spaces outside the building as well as the need for limited parking and drop off areas. It may also be possible to set aside space to help achieve some of the building's sustainability goals as well as user and community public space.

Minimize Excavation

With unknown soil conditions on the expected post-industrial site, the planned massing does not include a basement. The final street level and grade of the site are also unknown, so the proposed mass attempts to avoid excavation.

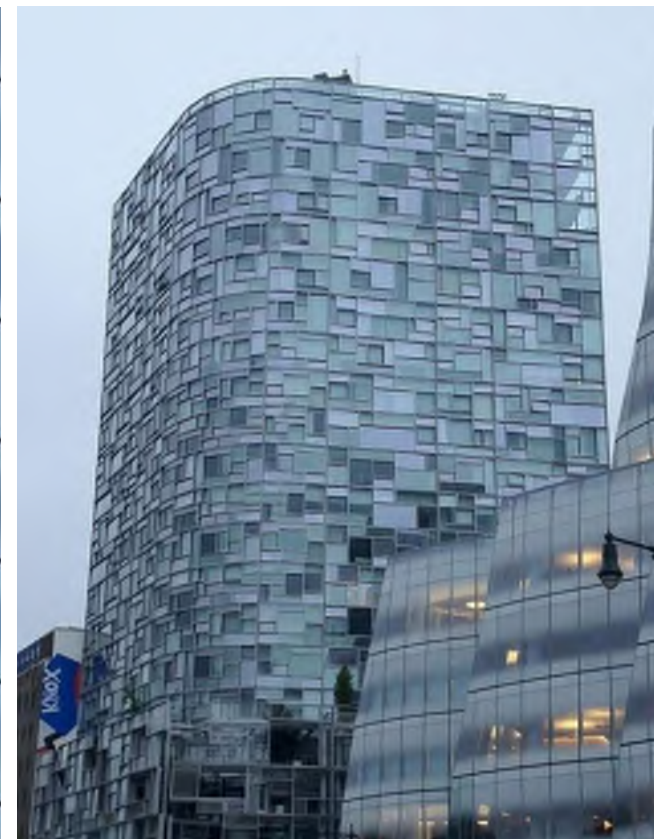
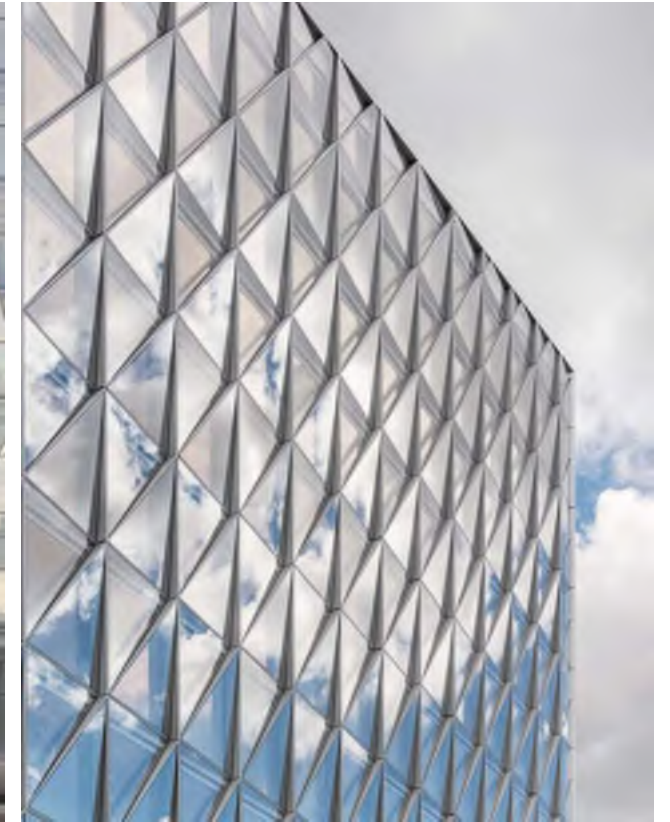
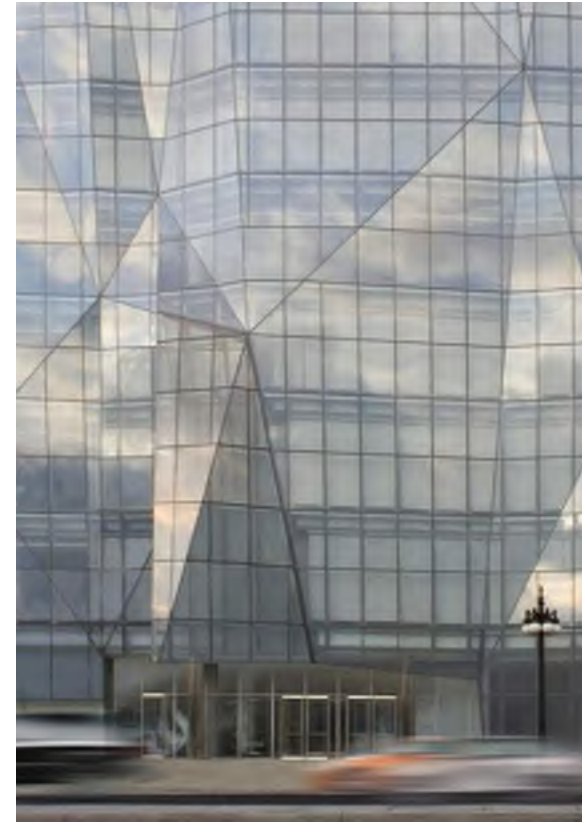


Final Massing Option

Façade Design

Three Primary Expressions

The building will likely have three primary areas of façade articulation: glazed, solid and feature wall. These could be expressed as distinctly different areas to highlight or break down certain masses, or they could be blended together to give the building a more unified feel. The following pages provide examples of striking facades from buildings all over the world the help give a more vivid expression of the final possibilities than we can portray in our more simplified massing study.



Thermal Performance vs. Transparency

The building’s lofty goals on energy performance will create a conflict with the desired views and transparency. The thermal performance of glazed systems has a much lower ceiling than that of opaque walls, and therefore should be used more sparingly. Common techniques, such as shadow boxes and back painted panels, are often used to give the impression of more glass while maintaining high performance insulation values. Also, areas that are not vital for views and daylighting purposes should use more mass walls to allow for maximum amounts of insulation.

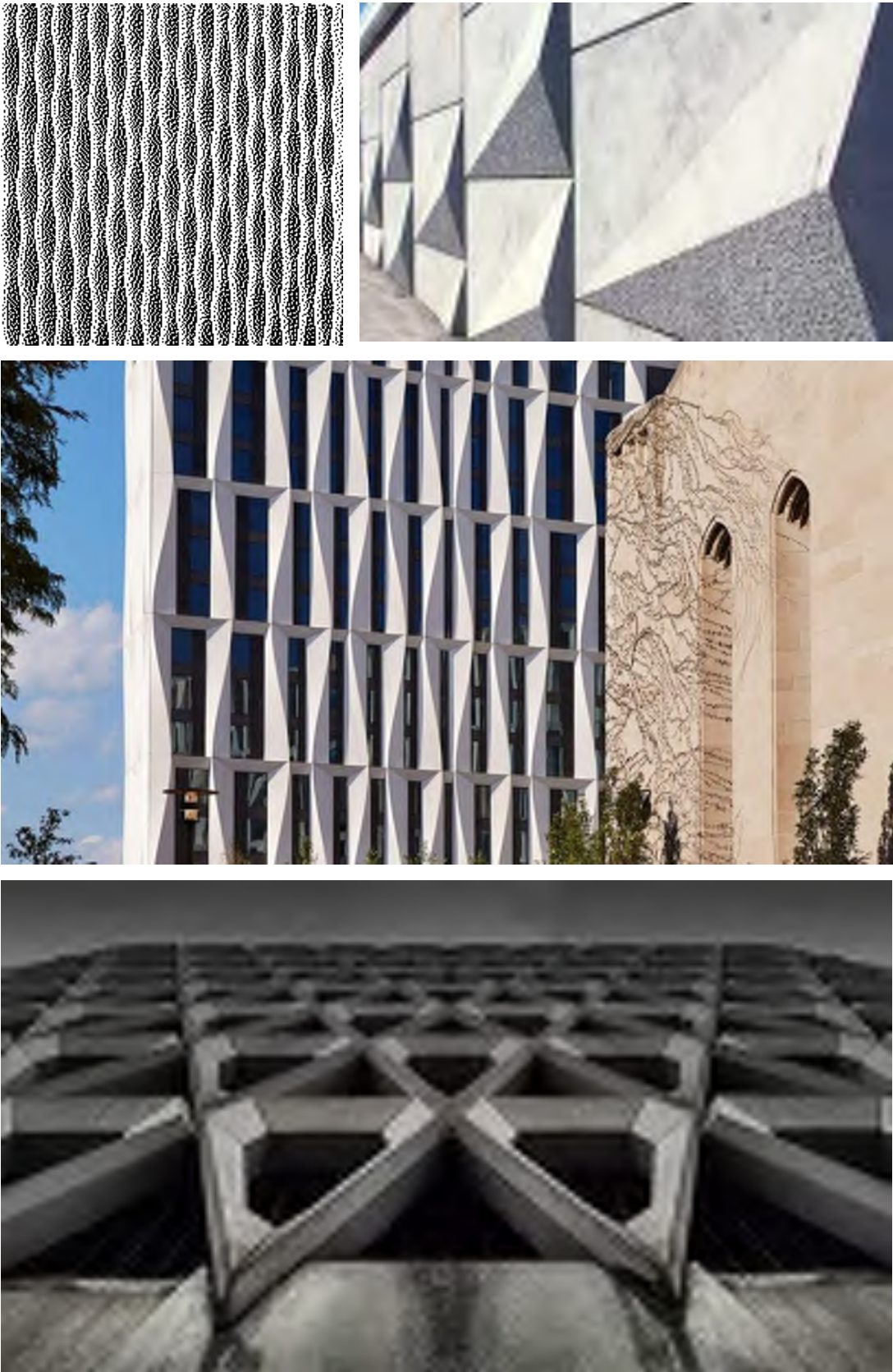


Final Massing Option

Façade Design

Feature Wall Cladding

In addition to glazed and opaque surfaces, a sculptural element should be applied to portions of the façade. Iconic buildings need striking façades, and this can be accomplished in many ways. The examples at the right show gematric grid works, vertical undulating expressions, and faceted solid concrete forms. Creativity in material and form, with the previously mentioned thermal performance concerns, can help designers envision a façade that will be unique, striking and memorable.



Stacked Mass Representation

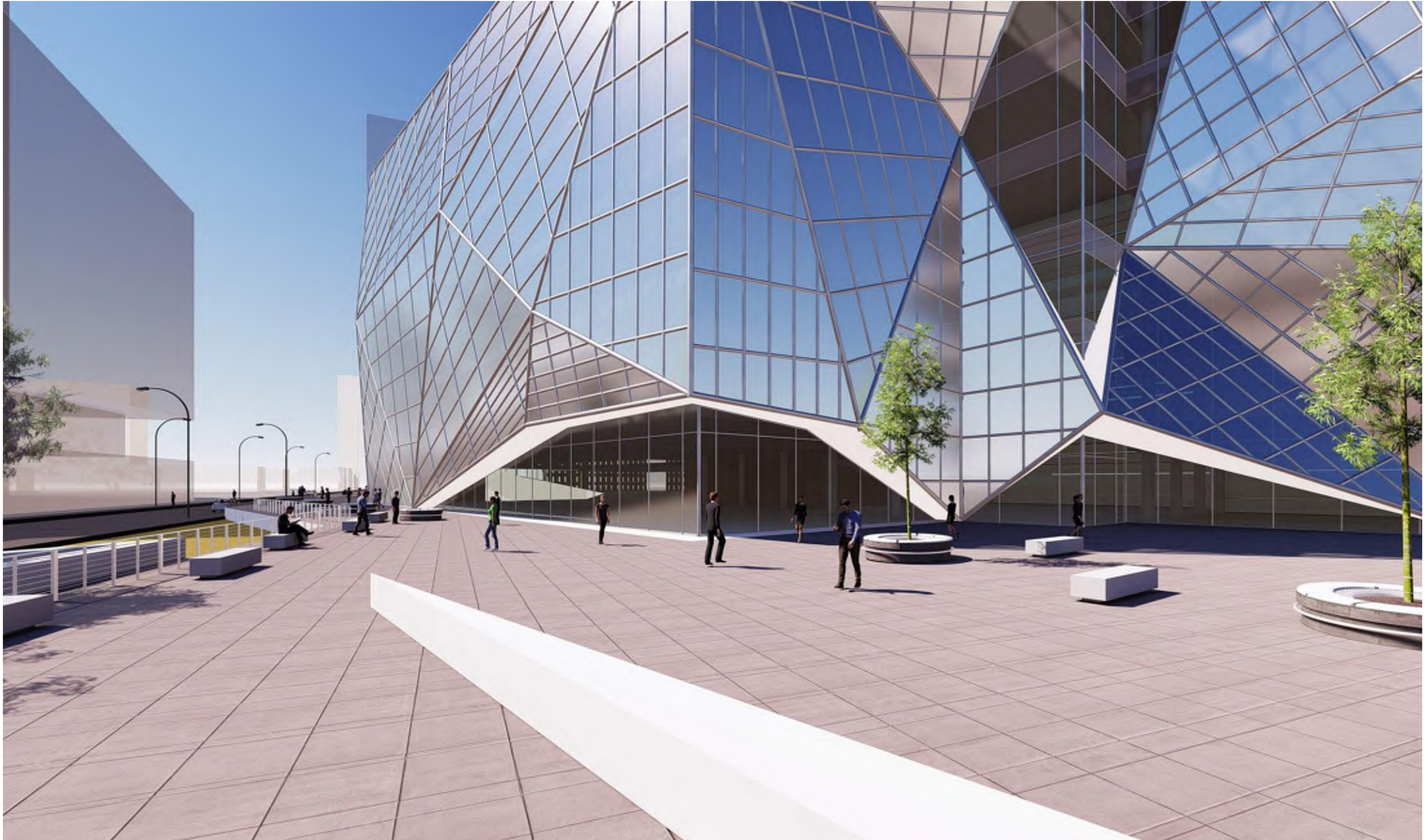
The nature of this study and representation of the building will always lead to an image that appears somewhat flat and blocky. It is important to remember that this is a feasibility study and not a full design process. The final expression of the building will be much more vibrant once a true design process is undertaken. That said, the images of precedent buildings throughout the report should be thought as representative of the final expression, while the representations of the building we have created are more schematic and less detailed, but meant to imply possibilities for final expressions.



Final Massing Option



Potential roof terrace space with views of the new development and the Chicago Skyline



Public plaza and building entry

Final Massing Option

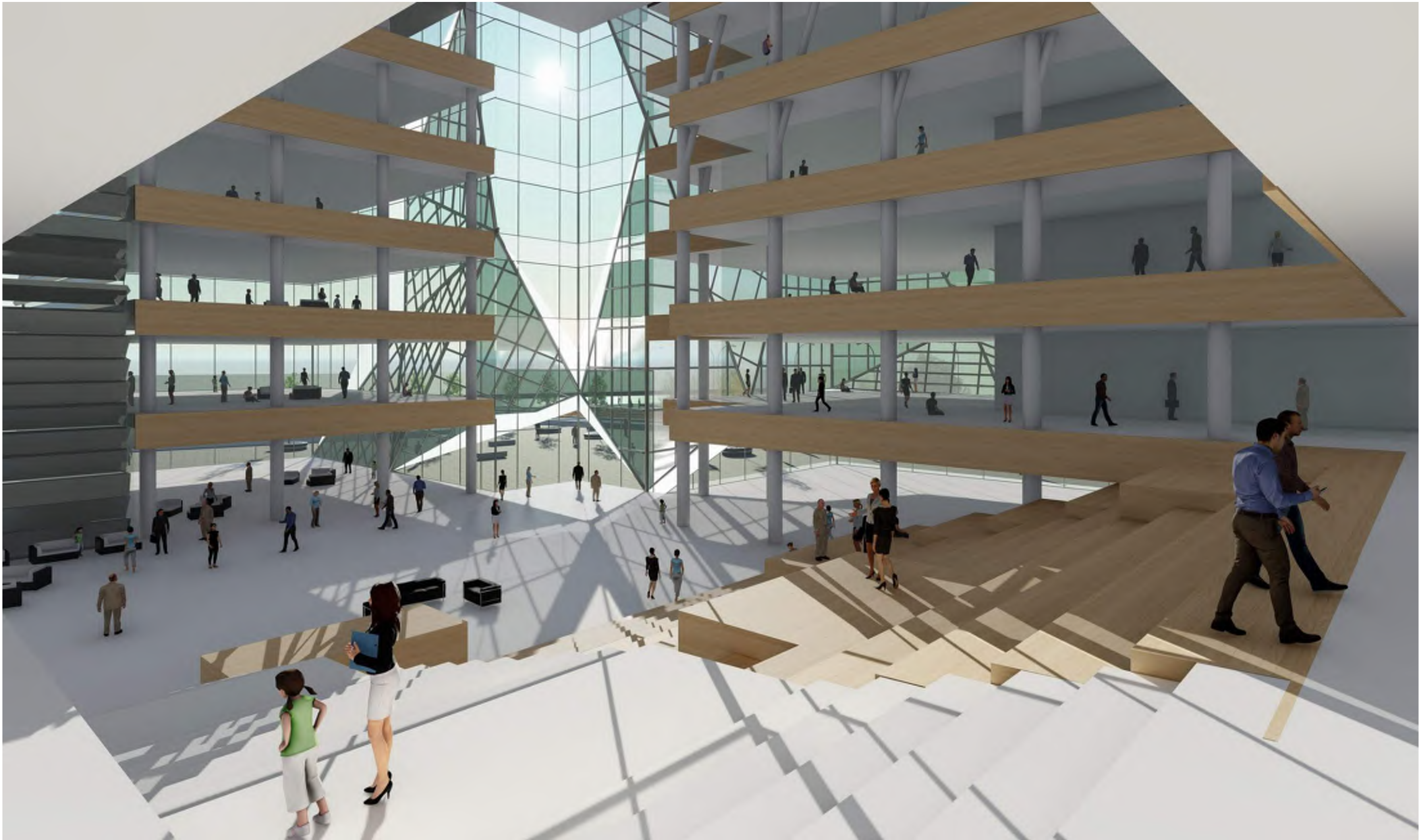
Interior Design

General Impression

While interior design is far beyond the scope of this report, the general impressions of the interior have been introduced in several locations. The interior spaces should be open and light filled. Collaborative intervening spaces should connect the main program areas, both horizontally and vertically. These intervening spaces should be comfortable and easily accessible to amenities like cafés and terraces while being furnished with soft seating and collaborative fixtures.

The main atrium space should tie several floors together and create a welcoming public space that ties into the iconic exterior expression, while also providing an inspirational and memorable space itself. Monumental vertical circulation will likely be part of the design, and it should make every attempt to include both collaborative spaces and accessible paths to those spaces. Accessibility, both for the public and for mobility impaired persons, should be a key feature of the public spaces.





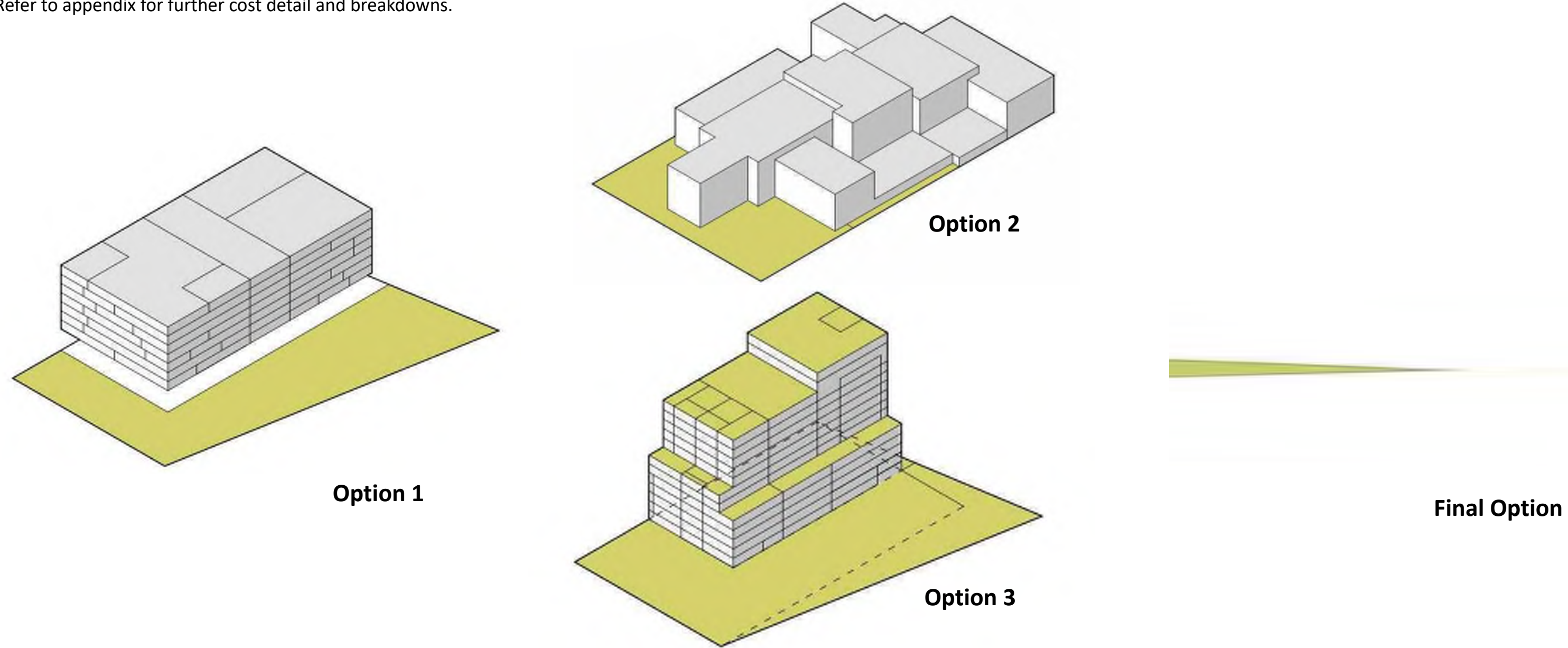
Conceptual representation of atrium space.

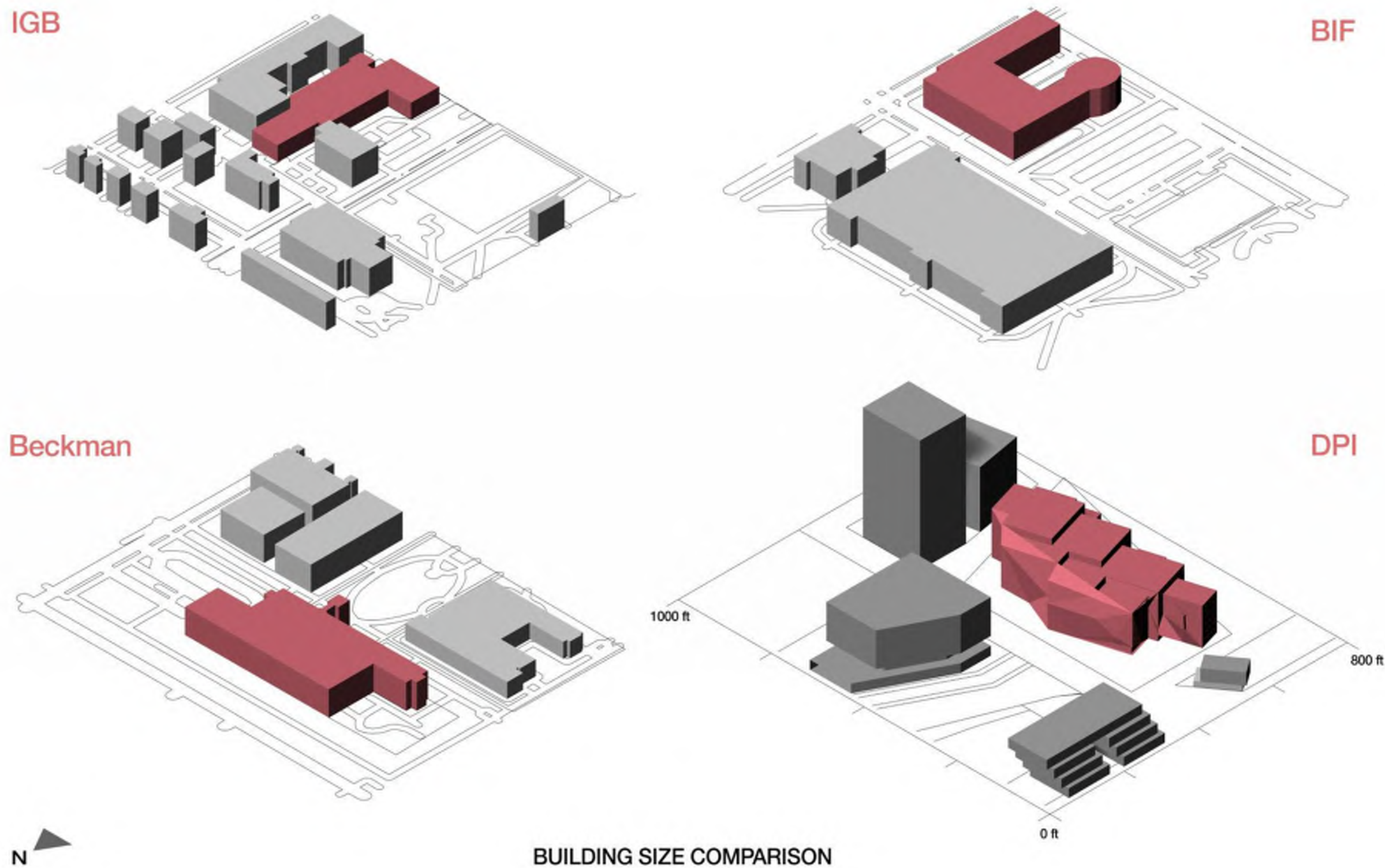
Final Massing Option

Comparison to Previous Options

	Area	Stories	Height	Floor Height	Footprint	Approximate wall surface area	Surface Area Ratio	Site Area	Site Open Space %	Estimated Construction Cost	Cost/Sq Ft	Estimaged Total Project Cost
Opt 1	500000	10	160	16	50000	151200	30.2%	148550	66.3%	\$249,096,270	\$498.19	\$288,468,895
Opt 2	500000	7	112	16	71429	198117	39.6%	148550	51.9%	\$272,167,426	\$544.33	\$313,189,846
Opt 3	500000	14	224	16	35714	178688	35.7%	148550	76.0%	\$260,447,639	\$520.90	\$300,664,134
Final	500000	9	144	16	75056	164931	33.0%	148551	49.5%	\$268,556,681	\$537.11	\$309,320,901

Refer to appendix for further cost detail and breakdowns.





Conclusion



Conclusion

The stated purpose of this report is to determine a feasible program, site occupation strategy, and rough order of magnitude cost for the DPI given the information available at the time of its writing. The conclusions on each of those points is discussed below.

Program Validation

Through a substantial data collection phase we were able to determine the primary functions and spatial requirements for the DPI facility. Program areas that meet the unique needs of the DPI were used as building blocks and “Full Time Equivalent” user data was applied to these spaces. This data was compared to internal user population forecasts to vet the required area for each function. It was concluded that the expected programs and population of the institute would need roughly 300,000 net square feet. With a standard grossing factor, this amounts to a 500,000 gross square feet building.

Site Occupation Strategy

Although detailed site information was not available at the time of this report’s writing, basic site boundaries and limitations were able to be assumed based on documents relating to the Planned Use Zoning amendment for the “78” development. Due to the planned high-rise neighbors of the DPI, the FAR, height, and area limitations for the chosen site are fairly generous. Therefore, it seems quite likely that a mid-rise building of roughly 500,000 square feet, as discussed in this report, will be allowable under the proposed limits of the site.

It was also assumed that the site would have ample connection to alternative modes of transit, neighboring amenities, and visual access to the river. All of these items were taken into consideration when forming the basic program and stacking that program into a logical building mass.

Cost Validation

The program information and the building massing options were analyzed by a cost estimator. The resulting costs are roughly within the framework of \$500/square foot that was planned resulting in project costs ranging per massing option from \$240M to \$270M. These figures include contingencies, contractor profit and escalation costs, but do not include design fees or other management soft costs or owner costs, which will likely add another 15% based on standard campus projects, meaning a total project budget of \$310M would be advisable.

The current approved state appropriation is \$235M, which leaves a difference of \$75M to be bridged.

Several options exist to bridge this gap.

- Corporate sponsorship—DPI will be a very visible organization in the Chicago region and its research impact will be expansive. Corporate entities will likely be willing to sponsor portions of the building for the exposure and brand enhancement.
- Private and individual donors—The DPI is working with the university foundation to open paths for individual sponsorship, and it is common to award naming rights to specific spaces, such as the atrium, auditorium, or research labs after specific donors.
- Increased allotment from the University or State—The original \$235M allotment was based on rough calculations, and as this report shows, the stated goals and program will likely not be accomplished with the current budget.
- Phased Buildout— As noted in the flexibility section of the phase one summary, it may be wise to leave a portion of the building as shell space. The occupancy of the DPI will likely take some time to build up and lessons learned in the initial build out could be applied to the later build outs. It is our estimate that building grey-box type shell space will save about \$200/square foot.

It is likely that a combination of all of these options will be needed to properly bridge the gap, but it is important that the key features and program requirements remain intact. We strongly recommend maintaining the generous contingencies and not reducing square footage or cost per square foot numbers at this time, as it will negatively impact the quality of the final building and prevent the project from meeting its lofty expectations. To reiterate, we do not recommend reducing the size of the facility at this point to meet the proposed budget.

Conclusion

While many factors will determine the timing and direction of the next stages of the development of the DPI, from the narrow perspective of the design and construction of the Chicago facility, the following steps should be prioritized

Final Site Selection

While this report assumed a site based on the information available at the time, a final site should be identified before any further resources are dedicated to design. Numerous variables are dependent upon the site, from large spatial issues like parking requirements to nuanced programmatic discussions involving the local community. Additionally, the iconic nature of the building is dependent upon the sightlines both from and to the building, while site occupation strategies can help define or severely limit opportunities for sustainable solutions.

Refinement of Program:

The space tabulations developed and presented within this report are not a complete building program, but rather a reflection of the core needs identified by the key stakeholders. The DPI staff should coordinate these numbers with their ongoing operating plans, and work to confirm or modify the data to meet their needs. Once these numbers are confirmed, a true programming exercise can define an extensive space tabulation that will be used to design the building.

Continue to Solicit Feedback and Input from Key Stakeholders

The first phase of this report interviewed a broad swath of talented individuals from within the University of Illinois system with a range of backgrounds relevant to the DPI. We also identified similar facilities and research institutes that can be used as resources. These stakeholders should continue to be included in discussions and decision making, and their feedback should be solicited as often as possible. Meanwhile, the similar institutes and buildings should be visited and discussions with the administrations of those groups should be initiated.

Finalize Total Project Budget

Much like the site and program, the project budget will be needed to further develop the design of the building. The preliminary numbers provided in this report are order of magnitude costs, which should provide a basis for a project budget. Refer to the discussion for under the Cost Validation heading above for more information on the budget.

Future Home of a World Class Institute

The DPI has a bold vision for tackling the a broad range of societal challenges, and the home of the institute should reflect that bold innovative spirit. This report lays out many of the key aspects the designers of the Chicago facility should focus on as they develop their design. It also lays the foundation for the a true programming exercise while identifying the spaces and adjacencies that are needed to meet the goals of the institute.

The facility discussed in this report is an exciting opportunity for a once in a generation facility that can have meaningful impact on society as whole. The task of designing that facility should be treated with the same excitement and innovative spirit that is central to the Discovery Partners Institute.

Appendix i: Cost Analysis

The conceptual cost analysis presented here was prepared by the Concord Group, working alongside JLK Architects. It attempts to capture as much of the total project costs as possible at this early stage of pre-design. It is based on the stated program areas and different massing options presented in the report.

University of Illinois System Discovery Partners Institute Chicago Center Feasibility Study

Chicago, IL

Order of Magnitude Estimate

November 26, 2019

Project: 2019A216

Prepared For:

Johnson Lasky Kindelin Architects
230 West Huron St.
Suite 510
Chicago, IL 60654

NOTES REGARDING PREPARATION OF ESTIMATE

This estimate was prepared based on the following documents provided by Johnson Lasky Kindelin Architects:

1. Phase 2 Massing Options provided by Johnson Lasky Kindelin Architects dated October 9, 2019.
2. DRAFT DPI Program provided by Johnson Lasky Kindelin Architects received October 10, 2019.
3. Massing Options Space Quantities provided by Johnson Lasky Kindelin Architects received October 15, 2019.
4. Information regarding the project was also obtained via meetings, phone conversations, and email messages that clarified the project scope.

BIDDING PROCESS - MARKET CONDITIONS

This document is based on the measurement and pricing of quantities wherever information is provided and/or reasonable assumptions for other work not covered in the drawings or specifications, as stated within this document. Unit rates have been generated from current material/labor rates, historical production data, and discussions with relevant subcontractors and material suppliers. The unit rates reflect current bid costs in the area. All unit rates relevant to subcontractor work include the subcontractors overhead and profit unless otherwise stated.

Pricing reflects probable construction costs obtainable in the Chicago, Illinois area on the bid date. This estimate is a determination of fair market value for the construction of this project. It is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all subcontractors with a minimum of 3 bidders for all items of subcontracted work and a minimum of 3 bidders for a general contractor. Experience indicates that a fewer number of bidders may result in higher bids, conversely an increased number of bidders may result in more competitive bids.

Since The Concord Group has no control over the cost of labor, material, equipment, or over the contractor's method of determining prices, or over the competitive bidding or market conditions at the time of bid, this statement of probable construction cost is based on industry practice, professional experience and qualifications, and represents The Concord Group's best judgment as professional construction cost consultants familiar with the construction industry. However, The Concord Group cannot and does not guarantee that the proposals, bids, or the construction cost will not vary from opinions of probable cost prepared by them.

ASSUMED CONSTRUCTION PARAMETERS

The pricing is based on the following project parameters:

1. A construction start date of Spring, 2021.
2. A substantial completion date of Fall, 2023.
3. The contract will be competitively bid to multiple Design/Build Contractor Teams.
4. All contractors will be required to pay prevailing wages.
5. There are no phasing requirements.
6. The contractors will have full access to the site during normal working hours.
7. Estimate includes pricing as of October 2019.

EXCLUSIONS

The following are excluded from the cost of this estimate:

1. Owner Contingencies/Scope Changes
2. Premium Time / Restrictions on Contractor Working Hours
3. Cost Escalation Beyond a Start Date of Spring 2021
4. Finance and Legal Charges
5. Land Purchase
6. Building Permits
7. Environmental Abatement Costs
8. Structurally Unsuitable Soil Removal
9. Temporary Facilities
10. Artwork
11. Basement Construction
12. River/Marine Wall Work
13. Roadway Work
14. Railroad Work

COST SUMMARY

	GFA SF	\$/SF	BUILDING TOTAL
MASSING OPTION 1	500,276	\$576.62	\$288,468,895
MASSING OPTION 2	500,276	\$626.03	\$313,189,846
MASSING OPTION 3	500,276	\$601.00	\$300,664,134
MASSING OPTION 4	500,276	\$618.30	\$309,320,901

COST SUMMARY: MASSING OPTION 1		500,276 GSF	\$/SF	BUILDING TOTAL
A	SUBSTRUCTURE			
A100	FOUNDATIONS		\$5.39	\$2,695,000
A200	BASEMENTS		\$0.00	\$0
B	SHELL			
B100	SUPERSTRUCTURE		\$47.82	\$23,925,000
B200	EXTERIOR ENCLOSURE		\$44.68	\$22,350,000
B300	ROOFING		\$8.50	\$4,250,000
C	INTERIORS			
C100	INTERIOR CONSTRUCTION		\$42.48	\$21,250,000
C200	STAIRS		\$3.30	\$1,650,000
C300	INTERIOR FINISHES		\$41.48	\$20,750,000
D	SERVICES			
D100	CONVEYING		\$7.60	\$3,800,000
D200	PLUMBING		\$9.74	\$4,875,000
D300	HVAC		\$52.02	\$26,025,000
D400	FIRE PROTECTION		\$4.00	\$2,000,000
D500	ELECTRICAL		\$39.98	\$20,000,000
E	EQUIPMENT & FURNISHINGS			
E100	EQUIPMENT		\$7.75	\$3,875,000
E200	FURNISHINGS		\$5.25	\$2,625,000
F	SPECIAL CONSTRUCTION & DEMOLITION			
F100	SPECIAL CONSTRUCTION		\$0.00	\$0
F200	SELECTIVE BUILDING DEMOLITION		\$0.00	\$0
G	SITework			
G100	SITE PREPARATION		\$1.30	\$650,000
G200	SITE IMPROVEMENTS		\$6.20	\$3,100,000
G300	CIVIL & MECHANICAL UTILITIES		\$3.00	\$1,500,000
G400	SITE ELECTRICAL UTILITIES		\$0.50	\$250,000
G900	OTHER SITE CONSTRUCTION		\$0.00	\$0
SUBTOTAL			\$330.96	\$165,570,000
	DESIGN CONTINGENCY	15.0%	\$49.64	\$24,835,500
	DESIGN FEES ALLOWANCE	10.0%	\$38.06	\$19,040,550
	GENERAL CONDITIONS/BOND/INSURANCE	7.5%	\$28.55	\$14,280,413
	DESIGN BUILDER'S FEE	2.5%	\$10.23	\$5,117,148
	ESCALATION TO MID-POINT OF CONSTRUCTION	8.85%	\$40.48	\$20,252,660
SUBTOTAL			\$497.92	\$249,096,270
	DESIGN BUILDER CONTINGENCY	3.0%	\$14.94	\$7,472,888
	CAPITAL DEVELOPMENT BOARD FEES	3.0%	\$15.39	\$7,697,075
TOTAL ESTIMATED DESIGN BUILDER COSTS			\$528.24	\$264,266,233
	FURNITURE, FIXTURES & EQUIPMENT - ALLOWANCE	LSUM	\$29.48	\$14,750,000
	AUDIO VISUAL EQUIPMENT - ALLOWANCE	LSUM	\$6.50	\$3,250,000
	IT SYSTEM - ALLOWANCE	LSUM	\$6.00	\$3,000,000
	BUILDING COMMISSIONING - ALLOWANCE	LSUM	\$0.70	\$350,000
	UNIVERSITY OF ILLINOIS SYSTEM FEE	1.0%	\$5.70	\$2,852,662
TOTAL ESTIMATED PROJECT COSTS			\$576.62	\$288,468,895

COST SUMMARY: MASSING OPTION 2		500,276 GSF	\$/SF	BUILDING TOTAL
A	SUBSTRUCTURE			
A100	FOUNDATIONS		\$9.50	\$4,755,000
A200	BASEMENTS		\$0.00	\$0
B	SHELL			
B100	SUPERSTRUCTURE		\$52.87	\$26,450,000
B200	EXTERIOR ENCLOSURE		\$43.63	\$21,825,000
B300	ROOFING		\$5.30	\$2,650,000
C	INTERIORS			
C100	INTERIOR CONSTRUCTION		\$42.48	\$21,250,000
C200	STAIRS		\$2.40	\$1,200,000
C300	INTERIOR FINISHES		\$41.48	\$20,750,000
D	SERVICES			
D100	CONVEYING		\$5.30	\$2,650,000
D200	PLUMBING		\$15.74	\$7,875,000
D300	HVAC		\$65.01	\$32,525,000
D400	FIRE PROTECTION		\$6.00	\$3,000,000
D500	ELECTRICAL		\$52.02	\$26,025,000
E	EQUIPMENT & FURNISHINGS			
E100	EQUIPMENT		\$7.75	\$3,875,000
E200	FURNISHINGS		\$5.25	\$2,625,000
F	SPECIAL CONSTRUCTION & DEMOLITION			
F100	SPECIAL CONSTRUCTION		\$0.00	\$0
F200	SELECTIVE BUILDING DEMOLITION		\$0.00	\$0
G	SITework			
G100	SITE PREPARATION		\$1.30	\$650,000
G200	SITE IMPROVEMENTS		\$2.10	\$1,050,000
G300	CIVIL & MECHANICAL UTILITIES		\$3.00	\$1,500,000
G400	SITE ELECTRICAL UTILITIES		\$0.50	\$250,000
G900	OTHER SITE CONSTRUCTION		\$0.00	\$0
SUBTOTAL			\$361.61	\$180,905,000
	DESIGN CONTINGENCY	15.0%	\$54.24	\$27,135,750
	DESIGN FEES ALLOWANCE	10.0%	\$41.59	\$20,804,075
	GENERAL CONDITIONS/BOND/INSURANCE	7.5%	\$31.19	\$15,603,056
	DESIGN BUILDER'S FEE	2.5%	\$11.18	\$5,591,095
	ESCALATION TO MID-POINT OF CONSTRUCTION	8.85%	\$44.23	\$22,128,449
SUBTOTAL			\$544.03	\$272,167,426
	DESIGN BUILDER CONTINGENCY	3.0%	\$16.32	\$8,165,023
	CAPITAL DEVELOPMENT BOARD FEES	3.0%	\$16.81	\$8,409,973
TOTAL ESTIMATED DESIGN BUILDER COSTS			\$577.17	\$288,742,422
	FURNITURE, FIXTURES & EQUIPMENT - ALLOWANCE	LSUM	\$29.48	\$14,750,000
	AUDIO VISUAL EQUIPMENT - ALLOWANCE	LSUM	\$6.50	\$3,250,000
	IT SYSTEM - ALLOWANCE	LSUM	\$6.00	\$3,000,000
	BUILDING COMMISSIONING - ALLOWANCE	LSUM	\$0.70	\$350,000
	UNIVERSITY OF ILLINOIS SYSTEM FEE	1.0%	\$6.19	\$3,097,424
TOTAL ESTIMATED PROJECT COSTS			\$626.03	\$313,189,846

COST SUMMARY: MASSING OPTION 3		500,276 GSF	\$/SF	BUILDING TOTAL
A	SUBSTRUCTURE			
A100	FOUNDATIONS		\$4.07	\$2,035,000
A200	BASEMENTS		\$0.00	\$0
B	SHELL			
B100	SUPERSTRUCTURE		\$47.82	\$23,925,000
B200	EXTERIOR ENCLOSURE		\$52.87	\$26,450,000
B300	ROOFING		\$2.25	\$1,125,000
C	INTERIORS			
C100	INTERIOR CONSTRUCTION		\$42.48	\$21,250,000
C200	STAIRS		\$4.50	\$2,250,000
C300	INTERIOR FINISHES		\$41.48	\$20,750,000
D	SERVICES			
D100	CONVEYING		\$10.64	\$5,325,000
D200	PLUMBING		\$10.49	\$5,250,000
D300	HVAC		\$58.02	\$29,025,000
D400	FIRE PROTECTION		\$4.50	\$2,250,000
D500	ELECTRICAL		\$43.98	\$22,000,000
E	EQUIPMENT & FURNISHINGS			
E100	EQUIPMENT		\$7.75	\$3,875,000
E200	FURNISHINGS		\$5.25	\$2,625,000
F	SPECIAL CONSTRUCTION & DEMOLITION			
F100	SPECIAL CONSTRUCTION		\$0.00	\$0
F200	SELECTIVE BUILDING DEMOLITION		\$0.00	\$0
G	SITework			
G100	SITE PREPARATION		\$1.30	\$650,000
G200	SITE IMPROVEMENTS		\$5.20	\$2,600,000
G300	CIVIL & MECHANICAL UTILITIES		\$3.00	\$1,500,000
G400	SITE ELECTRICAL UTILITIES		\$0.50	\$250,000
G900	OTHER SITE CONSTRUCTION		\$0.00	\$0
SUBTOTAL			\$346.08	\$173,135,000
	DESIGN CONTINGENCY	15.0%	\$51.91	\$25,970,250
	DESIGN FEES ALLOWANCE	10.0%	\$39.80	\$19,910,525
	GENERAL CONDITIONS/BOND/INSURANCE	7.5%	\$29.85	\$14,932,894
	DESIGN BUILDER'S FEE	2.5%	\$10.70	\$5,350,954
	ESCALATION TO MID-POINT OF CONSTRUCTION	8.85%	\$42.33	\$21,178,017
SUBTOTAL			\$520.67	\$260,477,639
	DESIGN BUILDER CONTINGENCY	3.0%	\$15.62	\$7,814,329
	CAPITAL DEVELOPMENT BOARD FEES	3.0%	\$16.09	\$8,048,759
TOTAL ESTIMATED DESIGN BUILDER COSTS			\$552.38	\$276,340,727
	FURNITURE, FIXTURES & EQUIPMENT - ALLOWANCE	LSUM	\$29.48	\$14,750,000
	AUDIO VISUAL EQUIPMENT - ALLOWANCE	LSUM	\$6.50	\$3,250,000
	IT SYSTEM - ALLOWANCE	LSUM	\$6.00	\$3,000,000
	BUILDING COMMISSIONING - ALLOWANCE	LSUM	\$0.70	\$350,000
	UNIVERSITY OF ILLINOIS SYSTEM FEE	1.0%	\$5.94	\$2,973,407
TOTAL ESTIMATED PROJECT COSTS			\$601.00	\$300,664,134

COST SUMMARY: MASSING OPTION 4		500,276 GSF	\$/SF	BUILDING TOTAL
A	SUBSTRUCTURE			
A100	FOUNDATIONS		\$6.76	\$3,380,000
A200	BASEMENTS		\$0.00	\$0
B	SHELL			
B100	SUPERSTRUCTURE		\$52.87	\$26,450,000
B200	EXTERIOR ENCLOSURE		\$57.72	\$28,875,000
B300	ROOFING		\$3.75	\$1,875,000
C	INTERIORS			
C100	INTERIOR CONSTRUCTION		\$42.48	\$21,250,000
C200	STAIRS		\$3.00	\$1,500,000
C300	INTERIOR FINISHES		\$41.48	\$20,750,000
D	SERVICES			
D100	CONVEYING		\$6.85	\$3,425,000
D200	PLUMBING		\$11.99	\$6,000,000
D300	HVAC		\$58.32	\$29,175,000
D400	FIRE PROTECTION		\$4.85	\$2,425,000
D500	ELECTRICAL		\$45.32	\$22,675,000
E	EQUIPMENT & FURNISHINGS			
E100	EQUIPMENT		\$7.75	\$3,875,000
E200	FURNISHINGS		\$5.25	\$2,625,000
F	SPECIAL CONSTRUCTION & DEMOLITION			
F100	SPECIAL CONSTRUCTION		\$0.00	\$0
F200	SELECTIVE BUILDING DEMOLITION		\$0.00	\$0
G	SITework			
G100	SITE PREPARATION		\$1.30	\$650,000
G200	SITE IMPROVEMENTS		\$3.65	\$1,825,000
G300	CIVIL & MECHANICAL UTILITIES		\$3.00	\$1,500,000
G400	SITE ELECTRICAL UTILITIES		\$0.50	\$250,000
G900	OTHER SITE CONSTRUCTION		\$0.00	\$0
SUBTOTAL			\$356.81	\$178,505,000
	DESIGN CONTINGENCY	15.0%	\$53.52	\$26,775,750
	DESIGN FEES ALLOWANCE	10.0%	\$41.03	\$20,528,075
	GENERAL CONDITIONS/BOND/INSURANCE	7.5%	\$30.78	\$15,396,056
	DESIGN BUILDER'S FEE	2.5%	\$11.03	\$5,516,920
	ESCALATION TO MID-POINT OF CONSTRUCTION	8.85%	\$43.65	\$21,834,879
SUBTOTAL			\$536.82	\$268,556,681
	DESIGN BUILDER CONTINGENCY	3.0%	\$16.10	\$8,056,700
	CAPITAL DEVELOPMENT BOARD FEES	3.0%	\$16.59	\$8,298,401
TOTAL ESTIMATED DESIGN BUILDER COSTS			\$569.51	\$284,911,783
	FURNITURE, FIXTURES & EQUIPMENT - ALLOWANCE	LSUM	\$29.48	\$14,750,000
	AUDIO VISUAL EQUIPMENT - ALLOWANCE	LSUM	\$6.50	\$3,250,000
	IT SYSTEM - ALLOWANCE	LSUM	\$6.00	\$3,000,000
	BUILDING COMMISSIONING - ALLOWANCE	LSUM	\$0.70	\$350,000
	UNIVERSITY OF ILLINOIS SYSTEM FEE	1.0%	\$6.11	\$3,059,118
TOTAL ESTIMATED PROJECT COSTS			\$618.30	\$309,320,901

Appendix ii: Survey Results

The surveys and results in this section were issued prior to the group interviews in the data collection phase. The results are printed here anonymously and un-edited.

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New space is needed that purposefully creates new opportunities for interaction through programming and collaborative research to create the serendipity that launches new ideas and connects faculty and students to industry. Laboratory space will allow more UIC undergraduate students to engage in research activities and connect with companies.

2. How would you measure the success of the future DPI home? What should the priorities of the space be?

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3. What spaces have you seen or worked in that inspire you? How do they speak to your vision of the future DPI facility?

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5. Feel free to provide any other thoughts you have about the future home of DPI.

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Build space that will facilitate academic and industrial collaboration space, including by creating new types of spaces rather than replicating existing spaces that the partner universities already have, including three partner universities within a short drive of DPI.

2. How would you measure the success of the future DPI home? What should the priorities of the space be?

Success: Amount of sponsored research occurring at DPI facilities.
Priorities: Industrial collaboration space and research space, NOT classrooms!

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UIC Innovation Center
Apple Cupertino HQ

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Collaborations and socializations

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Don't we need to figure out what programmatic activities will take place in the DPI space before making these important decisions?
Should we have a SCIF in the facility for classified work opportunities?



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DPI's physical space should incorporate a research park. The concept would allow for short-term (<1 year) and medium-term (<3 years) leases to student-, faculty-, and professionals- led start-ups and to venture capitalists and private equity firms. DPI should also fund-raise for its own investment wing which will allow it to take equity stake in some of the more promising ventures arising out of the DPI research park.

2. How would you measure the success of the future DPI home? What should the priorities ofthe space be?

I would suggest that DPI prioritize the formation of a research park. There are a number of potential metrics that can be used to measure success: These could include all or a combination of the following:

- a) Number of new ventures at the DPI within a time-frame
- b) Number of new ventures externally funded within a time-frame
- c) Number of new ventures funded by the DPI
- d) Economic impact on Chicago
- e) Economic impact on Illinois
- f) Number of international ventures co-located at DPI
- g) Number of international partnerships at DPI (universities; businesses; etc.)

3. What spaces have you seen or worked in that inspire you? How do they speak to your vision of the future DPI facility?
See the Florida Atlantic Research Park at <https://www.research-park.org/>

4. A central common space will be a key feature of the design and mission of the facility. What functions do you want this space to be able to house?
- a) A gallery of current projects and their projected impact
 - b) A state of the art lobby with high-tech looks and functionality
 - c) A media room
 - d) An auditorium with a series of meeting spaces
 - e) A bold and highly visible statement of DPI's mission, vision, principles, partners
 - f) A hall of fame of DPI successes

5. Feel free to provide any other thoughts you have about the future home of DPI.

I would also like to see the DPI make space available for venture capitalists. In an ideal situation, both the DPI's investment wing and VCs ought to be able to consider stakes in DPI-located ventures. The idea would be for new ventures and sources of capital to cohabitate the same physical space. This may spark organic conversations between ventures and capital providers for new discoveries.



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The space should have plenty of collaborative areas so small and large groups can work together, with white boards and electronic/computer support. It should be open and full of light and very creative, so as to inspire the users. It would be a shame if it was mostly offices for administrators. Parking and ease of entry and exit is crucial for professionals. Also, it would be great if the space contained some community space for people living in the nearby

2. How would you measure the success of the future DPI home? What should the priorities of the space be?

I think I answered this above.

3. What spaces have you seen or worked in that inspire you? How do they speak to your vision of the future DPI facility?

I have never worked in a space that has inspired me! Sorry.

4. A central common space will be a key feature of the design and mission of the facility. What functions do you want this space to be able to house?

It should be open, well lit, have some greenery nearby and allow people to move around ... maybe even walk while talking! The central space should have coffee/tea available and water. It would be great if it was not all high tech but also artistic and community oriented. It would also be nice if the women's restroom has plenty of stalls. And if the space can communicate what DPI is all about (and also speak to the importance of higher education in the research space),

5. Feel free to provide any other thoughts you have about the future home of DPI.

Need space for student support and advising too. With that many students in residence, we will need to make sure students are receiving support.



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Appendix iii: Interview Notes

These interview notes reflect the high level discussions between DPI, JLK Architects, and the targeted stakeholder group. They also include specific points of reference, ideas, similar spaces, and general ideas about the DPI.

MEETING MINUTES

REGARDING: Discovery Partners Institute
Deans' Interview

DATE OF MEETING: 8/19/2019

PARTICIPANTS:

Astrida Tantillo	Sandra Yoo
Glen Schumock	William Sanders
Jeffrey Brown	Mike Flavin
Kim Kidwell	Feng Sheng Hu
Mike Pagano	Peter Nelson
Somnath Bhattacharya	Matt Bell
Todd Mackinson	Sean Reader

ITEMS DISCUSSED:

- 1) Issues of visual privacy, openness, and intellectual property
 - a) Small interview rooms are a possibility to provide a level of privacy, while maintaining open collaboration space
 - b) It was suggested that in general, public space should be open and collaborative, but research space could be more private and closed off
 - c) Flexible, modular spaces are important to allow users the option to subdivide the space to best suit their needs
 - d) The Integrated Biology Lab at UIUC was suggested as an example to study. It was noted to have large, open and flexible lab/work space
- 2) Specific space needs
 - a) It was noted that high bay space may be needed for some researchers, and that flexibility in space should be extended to vertical height space as well as plan dimensional space
 - b) Instructional labs are not seen as necessary by this group.
 - c) There should be space available for venture capitalist to be integrated into the research, particularly early in the process
- 3) Ideas for the atrium and public spaces
 - a) Provide food/café adjacent to encourage social interaction
 - b) If possible, align to be adjacent to the auditorium to the atrium so the two spaces can be easily used together.
- 4) Similar/Inspiring Buildings

- a) Loyola Library on the Lake
 - i) Well sited, open to nature.
 - ii) Glassy and transparent, people look forward to working there
- b) Loyola Maywood Center for Translational Research and Education
 - i) Open and active atrium space
 - ii) High tech biology labs with transparency
 - iii) Encourages networking and collaboration in communal areas
- c) UIC Innovation Center
 - i) Variable sized project spaces allow for flexibility and foster growth
 - ii) Has a good mix of space types, including studio space, lab space and conference space.
- d) Other facilities to study:
 - i) Simpson Querrey Research Center
 - ii) Apple Cupertino Headquarters
 - iii) Kellogg School of Business, Northwestern – Lobby space
- 5) Other notes:
 - a) Circulation space should function as meeting space and collaboration space
 - b) Set aside some research/office space for leasable start-up or entrepreneurial work area

Close of meeting.

MEETING MINUTES

REGARDING: Discovery Partners Institute
Campus Representatives Interview

DATE OF MEETING: 8/23/2019

PARTICIPANTS:

Kristy Kuzmuk	Sandra Yoo
Matthew Tomaszewski	William Sanders
Susan Martinis	Mike Flavin
TJ Augustine	Sean Reader
Keenan Dungey (joined late)	Matt Bell
Todd Mackinson	Chris Rogan

ITEMS DISCUSSED:

- 1) Overall Thoughts/ Initial Observations
 - a) Susan: DPI should allow research and partnerships with the city; Biomedical partnerships are possible; Building should have a maker lab
 - b) TJ: DPI shouldn't reproduce what the neighboring buildings already provide. Can it house a manufacturing incubator?
 - c) Matt T.: Provide for intersections of the diverse working groups and the help them to engage with the large private sector available in Chicago; Possible to provide a conference center to encourage the neighboring 78 community to engage with DPI
 - d) Keenean: Don't replicate what the campuses already have, build unique space that will help with DPI's specific goals
 - e) Café space is important
 - f) Engage with the river as best as possible. Push to make views available to every space
 - g) Possible to include family/health services such as a running track, day care center, and fitness center. Encourage health and wellness. Connect to the community/outdoors with exterior playground/exercise space
 - h) Wayfinding beacons outside and inside the building – for disabled and international visitors
 - i) Taxi/Uber access – again for visiting scholars to get to/from hotels and restaurants in Chicago
- 2) Work Space/Communication/Privacy:
 - a) Privacy for some parties needs to be available.
 - b) Possibility to provide unfinished space, potentially even a full floor, to be built out after the building opens and allow for growth in specific areas.
 - c) Provide "chaotic" circulation and public spaces that force people out of routines and can cause unexpected interaction and collaboration. Possible to provide hoteling/temporary

work stations in these chaotic spaces to mix uses and users

- d) Labs should be clustered with other uses (work space, studio space, meeting space) to attract top talent and integrate users
 - e) Technology should be top notch, fail proof WIFI and heavy bandwidth
 - f) UIS would be interested in the "connected" decision theater model. We were originally planning to have a decision theater in Springfield, but can't accommodate it. But if we could remote in, then state agencies, etc. could utilize the decision theater capabilities at the DPI.
- 3) Community/Public Space
 - a) Programming is likely more important than space. DPI needs good programming to encourage community interaction
 - b) Possible to provide space for "citizen science" groups that are educational and engage local community
 - 4) Precedent Buildings
 - a) Cortex Innovation Community in St. Louis
 - b) Kendell Square in Boston
 - c) Mission Bay in San Francisco
 - d) Bosch Office Space in Merchandise Mart
 - e) Simpson Querrey Research Center
 - f) A University Center like DePaul – offices and classrooms for multiple universities, with shared office support services
 - 5) Closing Remarks:
 - a) Building should have a distinctive design and include a feature element
 - b) Include exercise/walking paths/stationary bikes in the common spaces
 - c) Maybe include sleep pods, like those discussed (implemented?) at IGB in Urbana

Close of meeting.

MEETING MINUTES

REGARDING: Discovery Partners Institute
President's Group Interview

DATE OF MEETING: 8/23/2019

PARTICIPANTS:

Ed Siedel	Sandra Yoo
Tim Kileen	William Sanders
Barb Wilson	Mike Flavin
Laura Clowler	Sean Reader
Todd Mackinson	Matt Bell
Chris Rogan	

ITEMS DISCUSSED:

- 1) Opening thoughts
- a) Ed Siedel

i) worked with Skolkovo, Moscow 10-15 interconnected centers in Herzog de Meuron Building

ii) Building should have spaces that bring the community in, such as art space, medical space, computational labs, and interactive classrooms. The spaces should be welcoming to outsiders
- b) Tim Kileen

i) The building should be connected to the UI system and have high tech classrooms with remote engagement functionality

ii) It should facilitate interdisciplinary research and support art and performance

iii) We should look to the latest models, both academic and corporate and bring the best of both to the center

iv) The building needs to be an iconic and lasting image
- c) Barb Wilson

i) Invite youth into the space and find ways to engage the Chicago community. Perhaps a maker lab?

ii) The building itself should be a marketing tool for the center
- d) Laura Clowler

i) Human scale spaces are important

ii) Remember to include inviting and appealing spaces for all types of people
- 2) Privacy/Data Security:
- a) Minimal walls, no compartmentalization

b) Rely on technology to provide data security, but open the space for the free flow of ideas and inspiration

c) Space should be designed to facilitate cohabitation with industry

- 3) Precedent Buildings
- a) Suny Nanotech Lab

b) Tata Innovation Center

c) Mesa Lab by I. M. Pei

d) Corporate headquarters: IBM New York, Capital One DC

e) Infosys, Bangalore

f) Virginia Tech Innovation Building

g) Media Union Lab?
- 4) Closing Remarks:
- a) Building should support early stage research, it is not an incubator

b) There should be unique and high quality food available that can act as branding

c) Possible specialty labs: Robotics, Maker, Water, Environment

d) The building should be a "United Nations" of UI system universities and all the IIN universities

e) The building should be a leader in sustainable design, as its mission suggests. It should meet the highest standards, and utilize the environmental and water working group's expertise

Close of meeting.

MEETING MINUTES

REGARDING: Discovery Partners Institute
Large Interdisciplinary Research Institute Interview

DATE OF MEETING: 8/26/2019

PARTICIPANTS:

Peter Pfanner	Sandra Yoo
William Gropp	William Sanders
Klara Nahrstedt (joined late)	Mike Flavin
Sean Reader	Matt Bell
Todd Mackinson	Chris Rogan

ITEMS DISCUSSED:

- 1) Overall Thoughts/ Initial Observations
- a) Peter:

i) Functional, but more importantly the building should be architecturally significant, superbly designed and iconic

ii) Support and even force the goals of collaboration and interdisciplinary work

iii) UIC innovation lab is open to a fault and that is an advantage. It reinforces the culture and forces mingling and collaboration

b) William G:

i) Should be connected to institutions across the state and across the globe.

ii) Take the goals of openness and collaboration on step farther by connecting remote researchers together across space
- 2) Communication/Privacy:
- a) Technology systems should be “frictionless”, easy to use, easy to collaborate

b) “Phone booths” similar to many corporate office spaces should be weaved into the space to provide privacy as needed.

c) Break down the typical academic hierarchy by providing open office space that comingles everyone working on a project and allows other project teams to collaborate. Innovation lab (UIC) does this well by organizing by project and breaking the hierarchy, mixing “classes” of researchers (Undergrad/grad/research assistant/professor/industry rep)

d) Zones of privacy may be required due to the corporate partnerships, but there is huge opportunity to bring representatives from multiple industry partners together to discuss and solve shared problems.

e) Potential to provide “beiligerently and purposefully” open work space
- 3) Community/Public Space
- a) Possible to integrate the smart cities workshop to bring in community design programs

- b) Coffee shop at base UIC University hall is a good example of food/café service

c) Need space for high end donors, corporate partners, and high profile visitors

d) Should provide reception space to host high end events and social programming for users

e) Auditorium for 220 people seems like a good size. Should have high end teleprompter equipment and stage functions
- 4) Flexibility and Planning
- a) It is possible to isolate and distract researchers with too much transparency, they might feel like they are in a fish bowl

b) Flexibility in spatial configuration will need to be balanced with the desire for iconic architecture

c) Allow the users who are highly talented experts the ability to change and adapt the space to their needs. Balance that ability with the desire to keep spaces open for interdisciplinary collaboration.

d) Anticipate that not all spaces will be perfect to begin and some trial and error is likely going to happen and could lead to better spaces
- 5) Closing Remarks :
- a) It is impossible to envision at this stage what the final mix of lab and office space will be, but we should still plan for flexible and adaptable spaces.

b) The building should be responsive to growth in different areas and allow for spaces to be adapted to different uses

c) The building cannot be a simple box with labs and offices, it should be open with enclaves for privacy where needed

d) Look at the new wet labs and computer science buildings at U Chicago.

e) Utilize the network of researchers available across UI network to understand what works and what doesn’t.

f) Provide flexible collaborative furniture in social spaces to encourage discussion

g) Provide space for student organizations and social events to activate space

Close of meeting.

MEETING MINUTES

REGARDING: Discovery Partners Institute
Working Chairs Group Interview

DATE OF MEETING: 8/26/2019

PARTICIPANTS:

Mike Flavin	Sandra Yoo
Phyllis Baker	William Sanders
Matt Bell	Chris Rogan
Todd Mackinson	Sam Dorevitch
Mike Pagano	Jed Taylor
Shelly Nickols-Richardson	Donna Cox (joined late)

ITEMS DISCUSSED:

- Overall Thoughts/ Initial Observations
 - Shelly – Food innovation center can help develop work force for the largest industry in Illinois (food production) and draw from the largest population center in the state. There is also the ability to work with the local community and help engage and inform, particularly by engaging in the community garden networks
 - Jed: Explore how to commercialize new products and research quickly by tapping into the local pool of private capital and corporate headquarters. Allow short term research projects that do not have a home elsewhere on campus
 - Sam: Sustainable issues should be core to the project, especially water quality issues, due to the proximity to the Chicago River. Building should take advantage of views to the river, should strive to be net-zero and carbon neutral, and should have open connections to the public/local community
 - Mike: Public policy at DPI should be involved and integrated in all other areas. Space should be able to support workshops, seminars and conferences. Studio/design space should be included.
- Social Interaction and collaboration
 - Who will the population of DPI be? Who lives there?
 - Architecture of the space can bring people together and force interaction. Pixar office space is a good example
 - Thoughtful design is important and can aid in promoting collaboration, but programming is likely more important. Enterprise Works building (at UIUC research park) is a good example of how the architecture was able to support community collaboration, but it need specific programming to activate it
 - Technical connectivity should be easy to use and reliable. Technical hurdles should not impede collaboration or long distance communication
- Community spaces:

- Spaces should be open, inviting, and flexible
 - Provide food/café adjacent to encourage social interaction
 - Food should be locally sourced, sustainably grown. Possible to use food innovation lab and food service as a draw to bring the community in
- Similar/Inspiring Buildings
 - Polski Exchange – University of Chicago 34,000 square foot startup hub with co-working space and Fabrication Lab
 - Gleacher Center (U of C) integrated with the River
 - Incubation spaces – similar but not repeating the same services offered
 - 1871 at the Merchandise Mart
 - Matter Healthcare Incubator
 - Other notes:
 - As a university owned entity, the research space should not be leased to non-university supported/collaborative efforts.
 - Openness to the community is vital, it should be a cultural forum

Close of meeting.

MEETING MINUTES

REGARDING: Discovery Partners Institute
Academic Executive Committee Interview

DATE OF MEETING: 9/4/2019

PARTICIPANTS:

Kevin Hamilton	Sandra Yoo
Jerry Krishnan	William Sanders
Matt Ando	Mike Flavin
Peter Nelson	Chris Rogan
Klara Nahrstedt	Todd Mackinson

ITEMS DISCUSSED:

- 1) Opening thoughts: What would make this a world class place
- a) Kevin H.

i) Environmental sustainability should be a major driving force

ii) The building is a modern take on a public square
- b) Jerry K.

i) The building is an opportunity to create synergy between people that don't normally overlap.

ii) There should be informal community and collaboration space

iii) Tailor the building to fit the research themes

iv) Allow for the space to be repurposed; flexible/movable walls and furniture
- c) Klara

i) Flexible and collaborative spaces, shared research spaces and common research equipment between different disciplines

ii) Round table conference space to support research, adjacencies should between workspace and research space should allow flow and collaboration
- d) Matt A.

i) Look at MSRI in Berkeley

ii) The building will house lots of different people with different modes of thinking and work styles. It should be welcoming to everyone

iii) People should be able to "walk in and know that a lot of things can be accomplished here
- 2) Privacy/Data Security:
- a) Look to Googles new spaces, provide small enclaves, with glass walls and seating for 2-4 people as private rooms in otherwise open work space.

b) National Science Foundation has nice space that addresses this

- 3) Collaboration Spaces (Social interaction)
- a) Furniture is an important element, it should be high tech and collaborative. Writing surfaces on walls and tables

b) Allow for "spatial memory" with writable wall surfaces that can be preserved for future use

c) The building should be able to accommodate public meetings, and allow for public meetings (public space should allow for open interaction with the community), act as local library/commons

d) A performance space would be a great feature (possibly with stage?)

e) Take advantage of views to the city, river and lake where possible. Use views as a way to make people linger in public spaces to encourage interaction

f) Make collaboration spaces destinations

g) Integrate outdoor spaces for social and collaborative uses: terraces, patios, courtyards

h) Food service should be available to the conference space, maybe attached, maybe leased space that the tenant controls to allow for easy group/team meals
- 4) Work Spaces:
- a) Variety of lab spaces: Computational, wet, robotics etc

b) Incubator space is important to bring people in and start new projects

c) There should be some dedicated work space available, maybe for 2-3 year long projects

d) Digital health labs are a growing sector and could be accommodated

e) Use digitized lab/conference spaces to help encourage more collaboration from foreign and remote researchers

f) Take advantage of Chicago's telecom sector, maybe provide dedicated visualization and mobility labs
- 5) Community space
- a) 2 types of art spaces needed. One for viewing/interacting with precious materials, such as works of art or historic documents, and one for dealing with disposable or print media

b) It would be great if the atrium had interactive displays or exhibits to draw people in and educate the community. The National Museum of Math has a good series of interactive exhibits.

c) Use community space to help healthcare startups and researchers simulate space for potential patients
- 6) Closing Remarks:
- a) Presentation and lecture spaces at UIUC College of Engineering labs are good examples of reconfigurable and flexible classrooms

b) Build in "memory in walls" with white boards and sliding panels in collaboration spaces and instructional spaces. Think post-it notes.

c) The atrium/lecture space at the University of Arizona Health Science Innovation building is a good model

d) Consult community and business stakeholders on the design and needs of the building as well

e) Always keep the potentials of the site in mind. UIUC landscape and urban design students are working on a project dealing with the 78 site that could provide great insight.

Close of meeting.



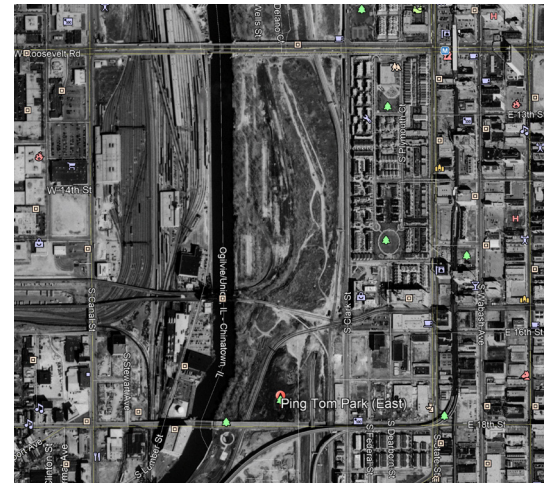
UNIVERSITY OF ILLINOIS SYSTEM

APPENDIX B | Site Chronology

History



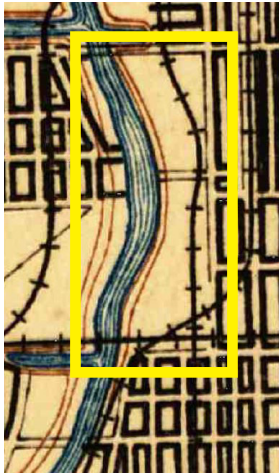
view of the site from year 2000



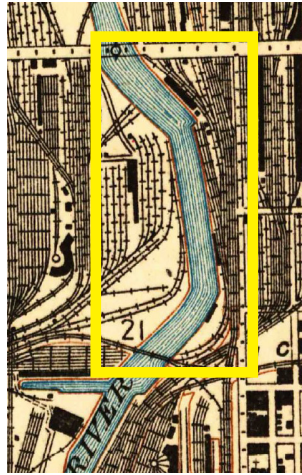
map of the site from year 1999

The South Loop brownfield is bordered by West Roosevelt Road, South Clark Street, West 16th Street, and the Chicago River. The site was a former rail yard, but has been abandoned since late 20th century. The Site has seen variable transformations in geographical features and infrastructure from 1800s.

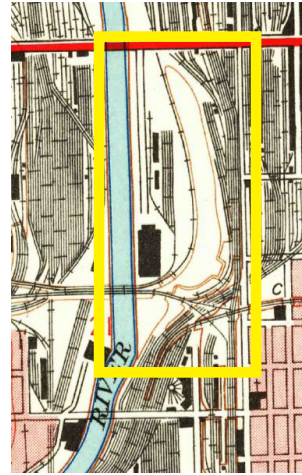
History



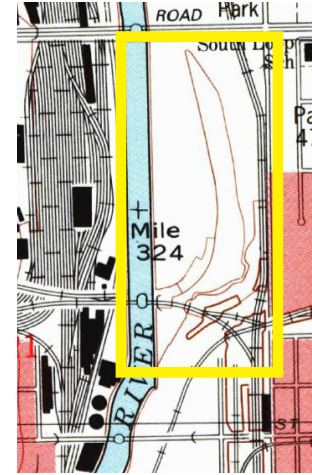
USGS TOPO MAP 1889



USGS TOPO MAP 1929



USGS TOPO MAP 1953



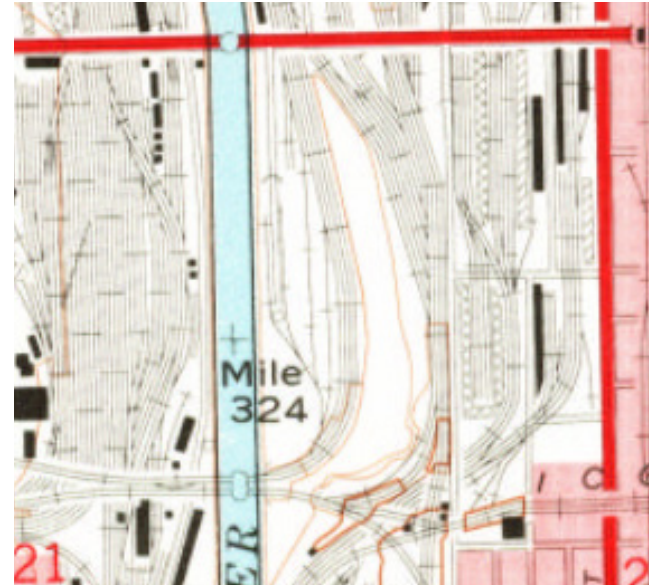
USGS TOPO MAP 1997

The site has seen transformation in the geographical features and infrastructure within the site and in the vicinity. The Chicago river has opened up the site to a more rectangular shape over the course of time. The heavy network of rails reduced over time, after the abandonment of the site as a rail yard. The site has been abandoned since early 21st century.

History




The South Branch of the #Chicago River and the railyard for the Chicago & Western Indiana Railroad on September 13, 1905, viewed looking north from 18th Street.

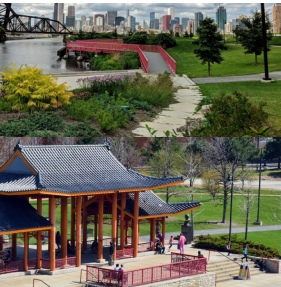


As late as the 1970's, the east side of the Chicago River was almost nothing but various railyards and railroad property, easily identifiable in topo maps from the region.

PRESENT




St. Charles Airline Bridge



Ping Tom Park



Ping Tom Fieldhouse



SUBJECT PROPERTY AERIAL

St. Charles Airline Bridge

Chicago River

Ping Tom Park


Ping Tom Fieldhouse

Clark Street

Dearborn Park

Roosevelt Road

Roosevelt Collection




Ping Tom Park



Ping Tom Fieldhouse



Ping Tom Fieldhouse



Amtrak Chicago Car Yard

PRESENT



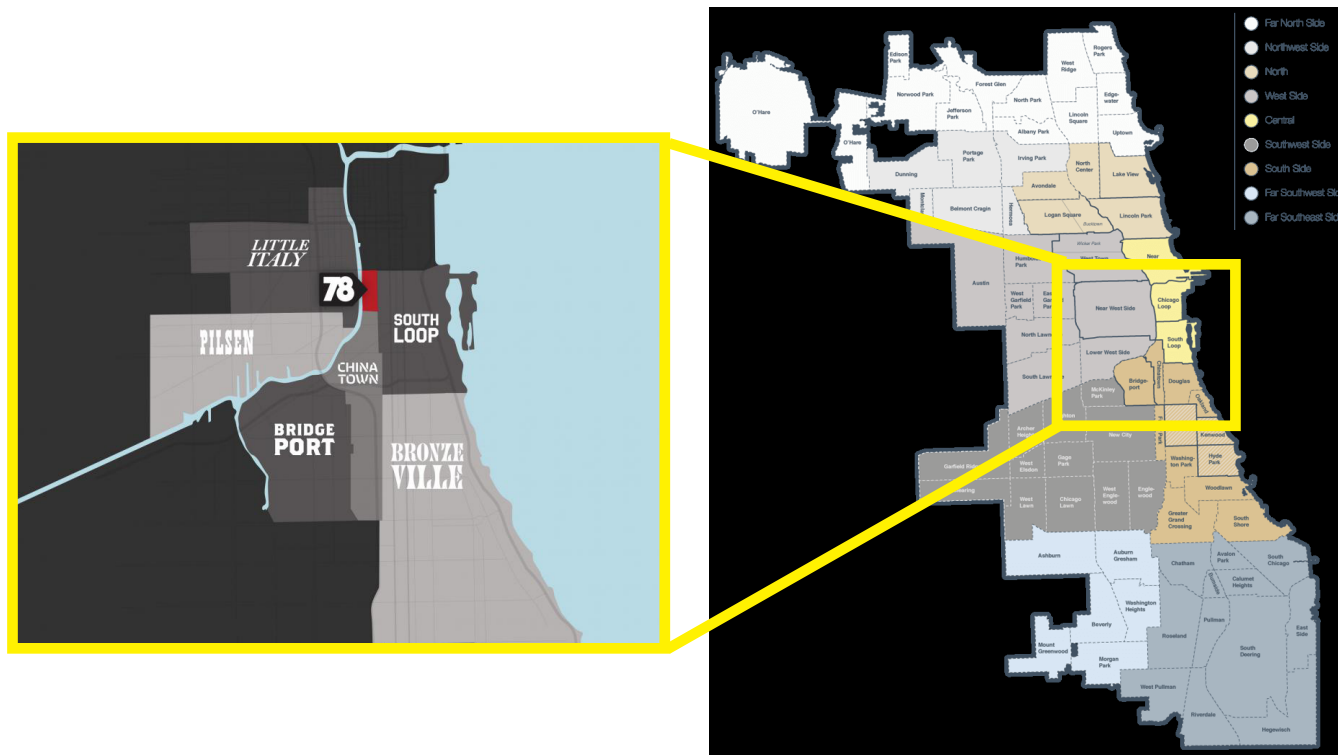
Roosevelt Bridge

Dearborn Park

Roosevelt Collection Shops

FUTURE

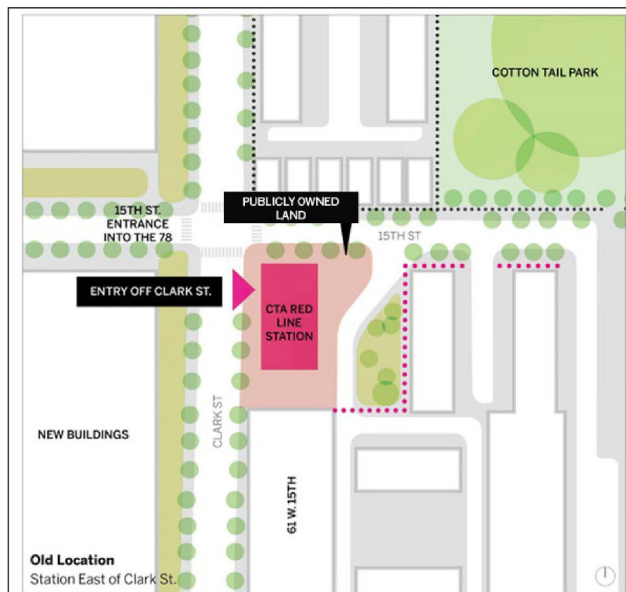
There are 77 Neighborhoods in Chicago currently (refer the map). DPI plans to occupy a site in the southern portion the Planned Urban Development known as “The 78”, which is being managed by Related Midwest. This development seeks to create a new neighborhood just south of the Loop in Chicago, bounded by the Chicago River to the West, Roosevelt Rd to the north, Clark Street to the East, and Ping Tom Park to the South. The DPI facility is a key part of this development and will occupy a large site in the development.



FUTURE

Red Line Station Proposed Locations

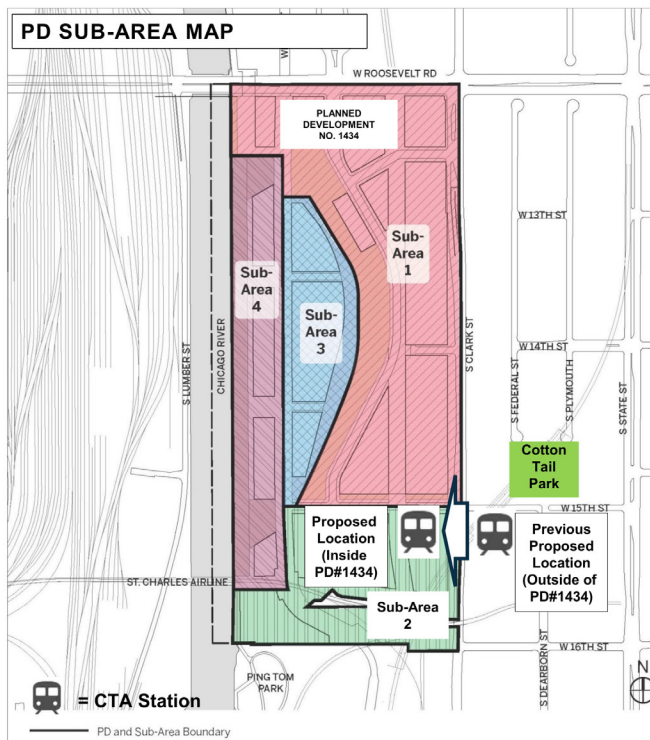
Previous Location – East of Clark St., Outside PD #1434



New Location – West of Clark St., Inside PD #1434



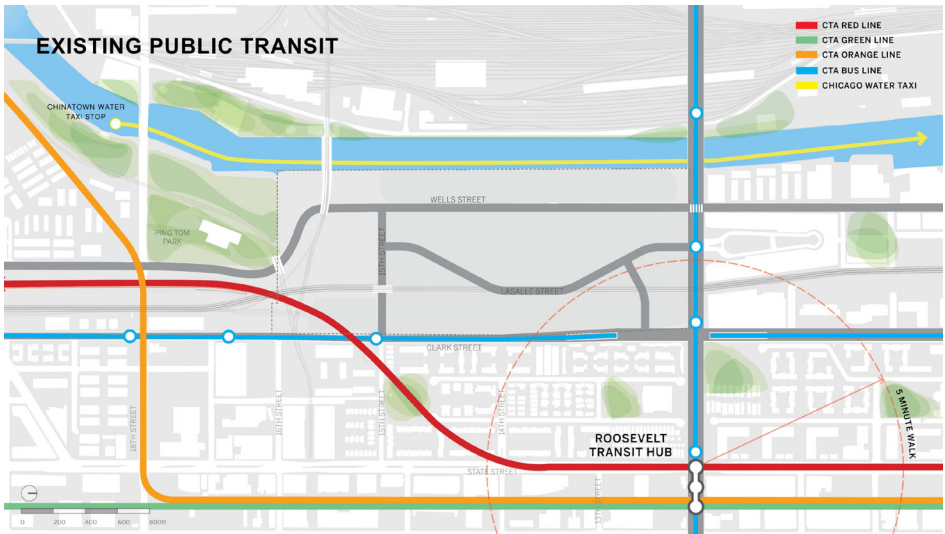
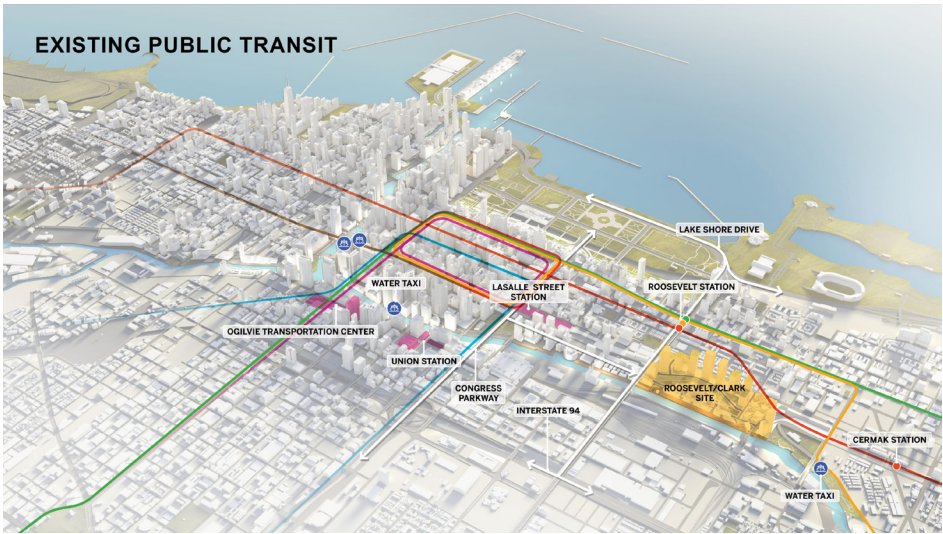
FUTURE



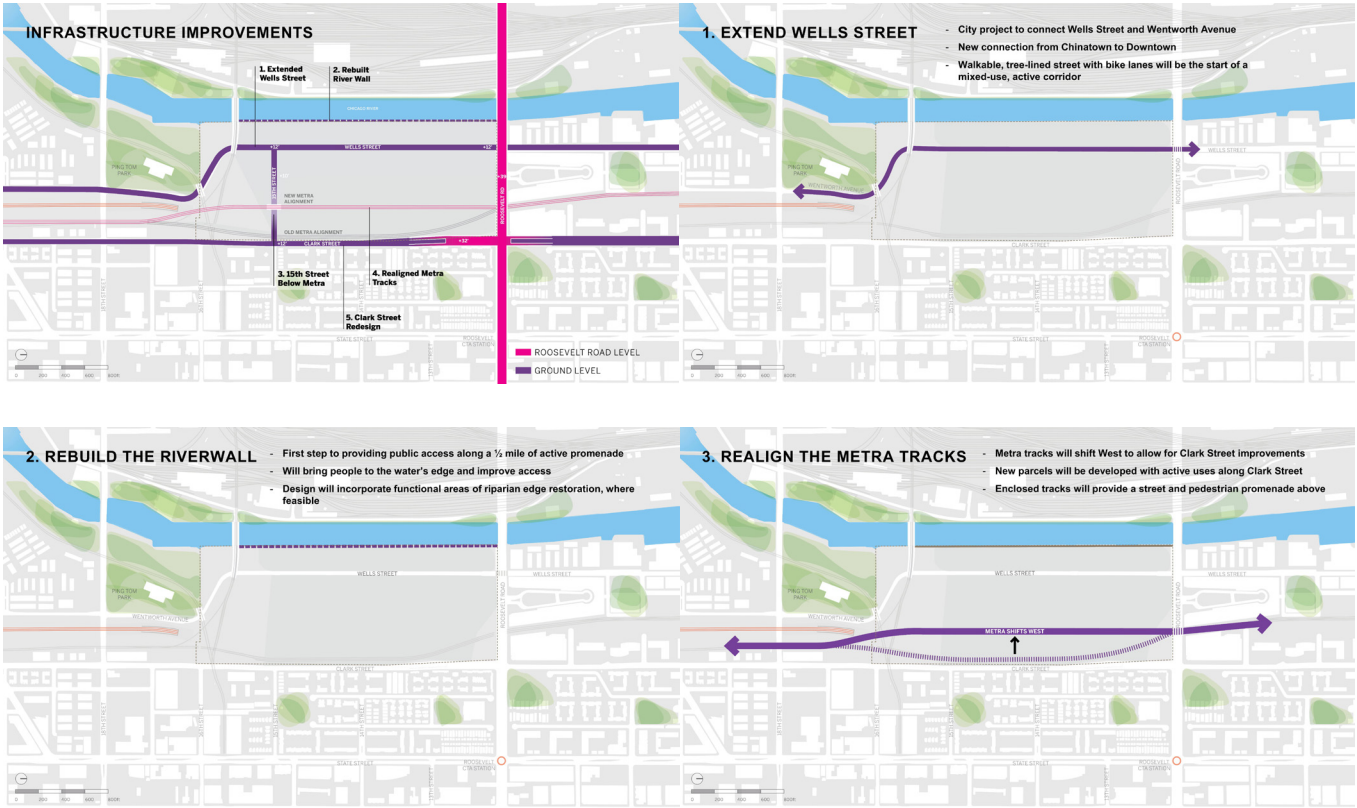
PROPOSED TEXT AMENDMENT

- Add “Major Utilities and Services (for a CTA Transit Station and Accessory Uses only)” to allow new CTA station to be built within the boundaries of PD # 1434.
- Add “A School Impact Study will be required with any future site plan submittal involving residential development”
(Previously, a study would only have been done through mutual agreement of the City and the Applicant.)

FUTURE



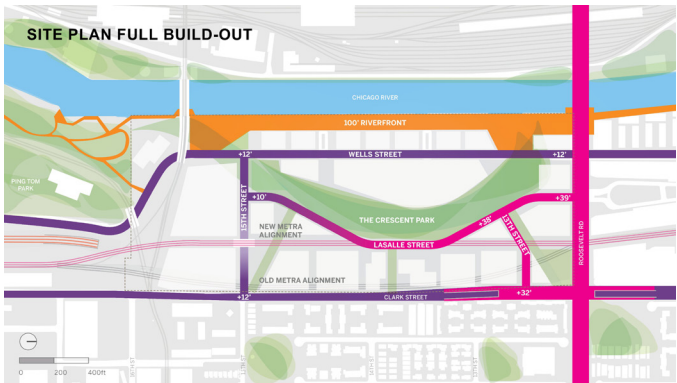
FUTURE



FUTURE



PROPOSED INFRASTRUCTURE IMPROVEMENTS



FUTURE

GENERAL DEVELOPMENT GUIDELINES

STREETS AND ACTIVATION

- District gateways as a primary focus
- Primary facades that minimize back-of-house functions
- Active ground floors
- Activated setbacks
- Multi-modal complete streets
- Metra bridge as a gateway element
- Connecting to the city grid
- Clark Street redesign

STREET WALL/ BUILDING BASE

- Identity to entrance locations and district gateways
- Direct pedestrian and bike access to buildings from open spaces and riverfront
- Integrated tenant signage

PUBLIC RIVERFRONT ACCESS

- Public pedestrian and bike access at each block
- Riverfront shared streets

CURBSIDE STRATEGY

- Curbside flex zone
- Public transit access
- LaSalle Street as primary pick-up and drop-off street
- Riverfront shared streets with limited pick-up and drop-off
- Curb cuts consolidated and 20' wide maximum

MASSING

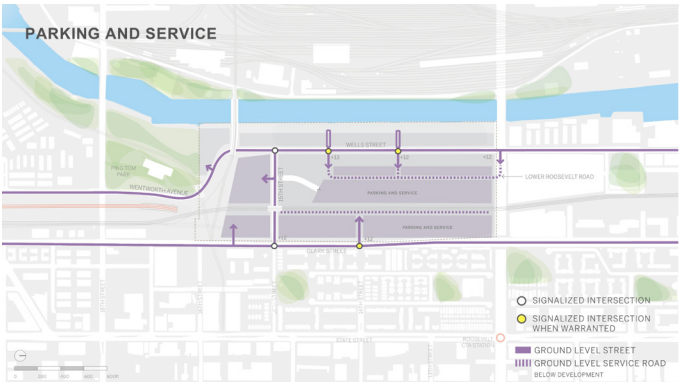
- Taller buildings along Roosevelt Rd and Clark Street
- 2-5 story Clark Street podium with tower setbacks
- Massing steps down in height towards the river
- Pedestrian-scaled riverfront development
- Buildings set back from the Ping Tom Park edge
- Activated terraces and integrated balconies
- Varied and distinctive skyline with podiums that provide a human scale

BUILDING MATERIALS

- High quality building materials
- No CMU, EFIS, thin brick, and/or residential siding
- Podium and ground floor levels that face open spaces and Ping Tom Park shall be detailed to enhance the pedestrian environment
- Integrated ventilation
- Activated podium roofs and landscaping

PARKING AND SERVICE

- Parking and service below the Crescent Park and behind active uses
- High-quality architectural screening for parking
- Parking and service screened from Ping Tom Park
- Entries integrated with the overall façade
- Primary service and parking access at Wells St, Lower Roosevelt Rd. and Clark Street



SUSTAINABILITY

- Compliance with City of Chicago Sustainable Development Policy
- 11 acres of open space
- Sunlight access to the river corridor and Ping Tom Park approximately 6 hours per day during non-winter months
- Transit-oriented development
- Towers oriented to maximize energy efficiency and natural lighting
- Buildings oriented to maximize thermal comfort of public spaces
- Environmentally responsible buildings: reduced heat loads, improved energy efficiency, and sustainable materials
- Bird-friendly design

APPENDIX C | PUD, the 78 Related Midwest

19988

13460

JOURNAL--CITY COUNCIL--CHICAGO

1/15/2020

1/15/2020

REPORTS OF COMMITTEES

13461

Reclassification Of Area Shown On Map No. 4-F.
(As Amended)

(Application No. 19988)

(Common Address: 101 -- 213 W. Roosevelt Rd./1200 -- 1558 S. Clark St.)

[SO2019-1406]

WRBPD1434, AA

Waterway Residential-Business Planned Development No. 1434, As Amended.

Final for Publication

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Waterway Residential-Business Planned Development Number 1434 symbols and indications as shown on Map Number 4-F in the area bounded by:

West Roosevelt Road; South Clark Street; a line beginning at a point 116 feet north of vacated West 16th Street as measured along the west line of South Clark Street that is westerly 135.20 feet along the arc of a circle having a radius of 375.00 feet concave northerly and whose chord bears north 79 degrees, 49 minutes, 52 seconds west, a distance of 135.20 feet; a line north 69 degrees, 46 minutes, 04 seconds west, a distance of 101.85 feet; a line north 69 degrees, 49 minutes, 57 seconds west, a distance of 26.00 feet; a line along the arc of a circle having a radius of 407.80 feet concave southerly and whose chord bears north 75 degrees, 52 minutes, 04 seconds west, a distance of 85.51 feet, a distance of westerly 85.67 feet; a line north 83 degrees, 47 minutes, 05 seconds west, a distance of 164.45 feet; a line north 69 degrees, 43 minutes, 24 seconds west, a distance of 25.16 feet; a line north 43 degrees, 07 minutes, 24 seconds west, a distance of 31.91 feet to a point on the easterly dock line of the former south branch of the Chicago River; a line south 46 degrees, 47 minutes, 47 seconds west, along the easterly dock line of the former south branch of the Chicago River, a distance of 73.33 feet; a line south 89 degrees, 54 minutes, 55 seconds west, a distance of 32.69 feet; a line south 49 degrees, 36 minutes, 35 seconds, a distance of 46.38 feet; a line north 89 degrees, 54 minutes, 55 seconds east, a distance of 296.25 feet; a line easterly along the arc of a circle having a radius of 375.00 feet concave southerly and whose chord bears south 78 degrees, 32 minutes, 39 seconds east, a distance of 109.97 feet for a distance of 110.36 feet; a line south 69 degrees, 46 minutes, 04 seconds east, a distance of 136.90 feet; a line easterly along the arc of a circle having a radius of 391.00 feet concave northerly and whose chord bears south 79 degrees, 33 minutes, 50 seconds east, a distance of 135.64 feet for a distance of 136.33 feet; South Clark Street; vacated West 16th Street; a line 155.40 feet west of and parallel to South Clark Street; the north line of vacated West 16th Street; and the south branch of the Chicago River,

to those of Waterway Residential-Business Planned Development Number 1434, as amended.

SECTION 2. This ordinance shall be in force and effect from and after its passage.

Plan of Development Statements attached to this ordinance read as follows:

1. The area delineated herein as Waterway Residential-Business Planned Development Number 1434 (the "Planned Development" or "PD") consists of approximately 2,301,758 square feet of net site area (after right-of-way adjustments contemplated herein) together with certain portions of adjacent rights-of-way, which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, Roosevelt/Clark Partners, LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control for purposes of this statement shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground/air-rights lessors of the Property, subject, however, to the following exceptions and conditions: (a) any changes or modifications to this Planned Development applicable to or in a given subarea need only be made or authorized by the owners and/or any ground/air-rights lessors of such subarea; provided, however, that for so long as the Applicant or any affiliate thereof owns or controls any part of the Property, any application to the City for any such changes or modifications (administrative, legislative or otherwise) must in all cases be additionally authorized by the Applicant, (b) where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein and (c) for so long as the Applicant or any affiliate thereof owns or controls any part of the Property, such entity may apply for any changes or modifications (administrative, legislative or otherwise) without the consent of any other owner or owners. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein including any ground or air-rights leases. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein including any ground or air-rights leases (but not including an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred the term "Applicant" shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall

1/15/2020

REPORTS OF COMMITTEES

13463

Final for Publication

- New traffic signals at Wells Street at the Northern Access (13th Place) and Middle Access Drives (14th Place)
- New traffic signals at Clark Street at the development's parking entrance (14th Place)
- Additional traffic signal infrastructure at Clark Street at 15th Street to accommodate an eastbound approach. Install pedestrian countdown signals on all legs of this intersection.
- Additional traffic signal infrastructure at LaSalle Street (private) and Roosevelt Road to accommodate a northbound approach.
- Additional traffic signal infrastructure at 13th Street (private) and Clark Street to accommodate an eastbound approach. Install pedestrian countdown signals on all legs of this intersection.
- Install pedestrian countdown signals on all legs of Clark and Roosevelt.

The Applicant acknowledges that the Clark Street right of way adjacent to the site is partially occupied by Metra railroad tracks, and the alignment and cross-section of Clark Street in this area is inadequate as a result. Subsequent to the relocation of these railroad tracks as part of the Proposed Infrastructure Improvements plan, the Applicant shall cooperate with CDOT to develop and implement plans for the improvement of the affected parts of Clark Street adjacent to the site as determined necessary by CDOT. The plan for Clark Street will contemplate a future curb line on the west side of Clark Street to be adjusted to 14 feet east of the eastern property line of the site wherever the existing curb is greater than 14 feet from the property line and the cross-section of Clark Street will be adjusted as needed to provide additional turn lanes and medians to accommodate existing and anticipated traffic demands (the "Initial Clark Street Improvements"). A certificate of occupancy for any parcel adjacent to Clark Street shall not be granted until the Initial Clark Street Improvements are implemented (in part or in whole) to the satisfaction of CDOT.

The Applicant acknowledges that the private roadway described in the plan as "LaSalle Street" will be owned and maintained by the development while allowing public access at all times for the ingress and egress of pedestrians, bicycles, and vehicular traffic within and across the site. The Applicant shall enter into an easement agreement with the City of Chicago for the public vehicular and pedestrian access to the private road known as LaSalle Street between Roosevelt Road and 15th Street to be executed upon completion of its construction.

The Applicant acknowledges that 15th Street as contemplated in this plan, is to be dedicated Public Right of Way pursuant to the CDOT Dedication process. This road must be constructed and dedicated in conjunction with the development of the adjacent parcels, or as required by subsequent traffic studies and site plan approval of any development parcel.

Pursuant to a negotiated and executed Perimeter Restoration Agreement by and between CDOT's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may

1/15/2020

REPORTS OF COMMITTEES

13463

Final for Publication

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13464

JOURNAL--CITY COUNCIL--CHICAGO

1/15/2020

Final for Publication

include, but not be limited to, the following as shall be reviewed and determined by the CDOT's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any CDOT and DPD Part II review permitting. The Perimeter Restoration Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with CDOT's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow CDOT's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

4. This Planned Development consists of 20 Statements; a Bulk Regulations Table and the following Exhibits:

- Exhibit 1 Existing Zoning Map
- Exhibit 2 Surrounding Land Use Map
- Exhibit 3 Planned Development Boundary and Property Line
- Exhibit 4 Rights of Way Adjustment
- Exhibit 5 Site Plan
- Exhibit 6 Proposed Open Space Plan
- Exhibit 7 Open Space Use Overlays
- Exhibit 8 Conceptual Circulation
- Exhibit 9 Conceptual Access
- Exhibit 10 Sub-Areas
- Exhibit 11 Proposed Infrastructure Improvements (Overall, Wells St., 15th St., River Wall, Metra)
- Exhibit 12 Future Ping Tom Park Connection
- Exhibit 13 Conceptual Phasing Plan
- Exhibit 14 Design Guidelines – 3 pages (Ping Tom Park Connection, Streetscape Sections – 3 pages, Site Massing Principles – 3 pages)
- Exhibit 15 Open Space Buildout Parameters – 2 pages

prepared by Skidmore, Owings & Merrill LLP and dated April 18, 2019, submitted herein (collectively, the "Plans"). In any instance where a provision of this Planned Development

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conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses are permitted in the area delineated herein as a Planned Development

Sub Areas 1 & 2

Artist and Business Live/Work Space (on and above the ground floor), Multi-Unit Residential (on and above the ground floor), Group Living (including Elderly Housing, Assisted Living, Nursing Home, Student Housing), Colleges and Universities, Cultural Exhibits and Libraries, Day Care, Hospital, Lodge or Private Club, Parks and Recreation (including, without limitation, community centers, recreation buildings and similar assembly uses), Postal Service, Public Safety Services, Religious Assembly, School, Minor Utilities and Services, Animal Services, Artist Work or Sales Space, Business Support Services (except Day Labor Employment Agency), Urban Farms (Indoor, Outdoor and Rooftop), Communication Service Establishment, Eating and Drinking Establishments, Shared Kitchen, Entertainment and Spectator Sports, Indoor Special Event (including incidental liquor sales), Financial Services, Food and Beverage Retail Sales (including liquor sales), Lodging (Bed and Breakfast, Hotel/Motel and Vacation Rental), Medical Service, Office, Electronic Data Storage Center, Accessory and Non-Accessory Parking, Personal Service, Repair or Laundry Service (Consumer), Retail Sales, Participant Sports and Recreation (Outdoor, Indoor and Children's Play Center), Light Equipment Sales/Rental (Indoor/Outdoor), Co-located Wireless Communication Facilities, Piers, Docks, Watersport and Water Craft Rental and Sales, Food Hall, Co-Generation Facilities and Renewable Energy Installations, Major Utilities and Services (for a CTA Transit Station and Accessory uses only), and accessory and incidental uses.

Sub Area 3

Artist and Business Live/Work Space (on and above the ground floor), Multi-Unit Residential (on and above the ground floor), Group Living (including Elderly Housing, Assisted Living, Nursing Home, Student Housing), Townhouse, Two-Flat, Colleges and Universities, Cultural Exhibits and Libraries, Day Care, Hospital, Lodge or Private Club, Parks and Recreation (including, without limitation, community centers, recreation buildings and similar assembly uses), Postal Service, Public Safety Services, Religious Assembly, School, Minor Utilities and Services, Animal Services, Artist Work or Sales Space, Business Support Services (except Day Labor Employment Agency), Urban Farms (Indoor, and Rooftop), Communication Service Establishment, Eating and Drinking Establishments, Shared Kitchen, Entertainment and Spectator Sports, Indoor Special Event (including

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incidental liquor sales), Financial Services, Food and Beverage Retail Sales (including liquor sales), Lodging (Bed and Breakfast, Hotel/Motel and Vacation Rental), Medical Service, Office, Electronic Data Storage Center, Accessory and Non-Accessory Parking, Personal Service, Retail Sales, Participant Sports and Recreation (Outdoor, Indoor and Children's Play Center), Light Equipment Sales/Rental (Indoor/Outdoor), Co-located Wireless Communication Facilities, Food Hall, Co-Generation Facilities and Renewable Energy Installations, and accessory and incidental uses.

Sub Area 4

Artist and Business Live/Work Space (on and above the ground floor), Multi-Unit Residential (on and above the ground floor), Group Living (including Elderly Housing, Assisted Living, Nursing Home, Student Housing), , Colleges and Universities, Cultural Exhibits and Libraries, Day Care, Lodge or Private Club, Parks and Recreation (including, without limitation, community centers, recreation buildings and similar assembly uses), Artist Work or Sales Space, Urban Farms (Indoor, and Rooftop), School, Eating and Drinking Establishments, Shared Kitchen, Entertainment and Spectator Sports, Indoor Special Event (including incidental liquor sales), Financial Services, Food and Beverage Retail Sales (including liquor sales), Lodging (Bed and Breakfast, Hotel/Motel), Medical Service, Office, Accessory Parking, Personal Service, Retail Sales, Participant Sports and Recreation (Outdoor, Indoor and Children's Play Center), Light Equipment Sales/Rental (Indoor/Outdoor), Co-located Wireless Communication Facilities, Piers, Docks, Watersport and Water Craft Rental and Sales, Food Hall, Co-Generation Facilities and Renewable Energy Installations, and accessory and incidental uses.

Open Space

Notwithstanding the foregoing uses permitted in Subareas 1-4, the following uses are permitted in the Open Space Use Overlays identified on Exhibit 7:

Open Space Overlay A: Daycare, Parks and Recreation, Arboretums and Botanical Gardens, Band Shells and Outdoor Theaters, Beaches, Canoe/Boat Launch, Community Center, Recreation Building and Similar Assembly Use, Community Garden, Conservatories and Greenhouses, Dog Park, Fishing Pier, Harbor Facilities, Ice Skating Rink (indoor and outdoor), Marinas, Miniature Golf, Passive Open Space, Playgrounds including water play areas, Trails for Hiking, Bicycling, or Running, Cultural Exhibits and Libraries, Minor Utility Service, Food and Beverage Retail Sales (including liquor sales), General Retail Sales, Eating and Drinking Establishments (all), Field house, locker rooms or similar buildings that support primary outdoor recreation areas, Kiosks, Accessory Off-Street Parking, Restrooms, Storage and Maintenance Areas/Buildings, Temporary Uses, Wireless Communication Facilities (Co-located and Freestanding), additional Parks and Recreation uses not listed above when approved as an administrative adjustment, and accessory and incidental uses.

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Open Space Overlay B: Daycare, Parks and Recreation, Arboretums and Botanical Gardens, Band Shells and Outdoor Theaters, Batting Cage, Community Center, Recreation Building and Similar Assembly Use, Community Garden, Conservatories and Greenhouses, Dog Park, Fishing Pier, Forest or Nature Preserve, Harbor Facilities, Ice Skating Rink (indoor and outdoor), Miniature Golf, Passive Open Space, Playgrounds including water play areas, Playing Courts (basketball, volleyball, etc.), Playing Fields (baseball, soccer, etc.), Skate Park, Swimming Pools, Tennis Courts (indoor and outdoor), Trails for Hiking, Bicycling, or Running, Cultural Exhibits and Libraries, Minor Utility Service, Food and Beverage Retail Sales (including liquor sales), General Retail Sales, Eating and Drinking Establishments (all), Field house, locker rooms or similar buildings that support primary outdoor recreation areas, Kiosks, Accessory Off-Street Parking, Restrooms, Storage and Maintenance Areas/Buildings, Temporary Uses, Wireless Communication Facilities (Co-located and Freestanding), additional Parks and Recreation uses not listed above when approved as an administrative adjustment, and accessory and incidental uses.

In addition, temporary uses and additional uses established by the Zoning Ordinance after the date of establishment of this Planned Development that are consistent with the character of the development, as determined and approved by the Zoning Administrator in accordance with Statement 12, shall be allowed.

Parking:

- a. Minimum Requirements for uses are as follows and must comply with the requirements of section 17-10-1000 parking area design:

Non-residential: None for the first 70,000 square feet then 0.3 spaces per ten thousand (10,000) square feet.

Residential: 0.25 parking spaces per unit for the first 100 units; 0.1 parking spaces per unit for each unit thereafter, including efficiency units

- b. Location. All parking spaces required to serve buildings or uses shall be located on the same parcel as the building or use served, or (a) if a residential use, within six hundred (600) feet, with such distance measured from the property line; or (b) if commercial use, within one thousand (1,000) feet, with such distance measured from the property line.
- c. Vehicular entrances and exits to accessory automobile parking areas shall be located in general conformance with the Conceptual Access Plan attached hereto. Provided, however, that temporary or relocated driveways shall be permitted within the Planned Development subject to the review and approval of CDOT and DPD in accordance with Statement 15.

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- d. Transit Served Locations. This Planned Development qualifies as a transit served location as defined under Section 17-10-0102-B of the Zoning Ordinance. As a result, the parking requirements provided herein may be further reduced by the maximum amounts permitted under Section 17-10-0102-B and upon approval by DPD.
- e. Loading. Minimum off-street loading shall be provided in accordance with the regulations applicable in the DX-5 Downtown Mixed-Use District of the Chicago Zoning Ordinance existing on the effective date hereof. The location of loading berths shall be subject to the review of CDOT and the approval of DPD. Loading requirements may be reduced or required loading may be shared by more than one parcel, subject to the review and approval of CDOT and DPD in accordance with Statement 15.
- 6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of DPD. Off-Premise signs are prohibited within the boundary of the Planned Development.
- 7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
- 8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 2,301,758 square feet and a base FAR of 5.0.

The Applicant acknowledges that the project has received an initial bonus FAR of .65, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this initial bonus FAR, the total initial FAR for the Planned Development is 5.65. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B & C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3

The bonus payment will be split between three separate funds, as follows: 80% to the Neighborhoods Opportunity Fund, 10% to the Citywide Adopt-a-Landmark Fund and 10% to the Local Impact Fund. In lieu of paying the City directly, DPD may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property

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owner to finance specific landmark restoration projects; or, (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

- 9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, a Part II review fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
 - 10. The Site Plan and Open Space Plan shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
 - 11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other applicable provision of the Municipal Code of Chicago.
 - 12. The terms and conditions of development under this Planned Development ordinance including, without limitations, modifications to the exhibits and design guidelines, may be modified administratively, pursuant to Section 17-13-0611 A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. It is hereby acknowledged that many of elements of the exhibits and design guidelines including, but not limited to, sections and access, circulation and open space plans, are illustrative and may change as the Property is developed. Such modifications shall be permitted if approved by the Zoning Administrator pursuant to Section 17-13-0611-A.
- In order to encourage architectural diversity and excellence in design, the Applicant will provide a detailed checklist to show and ensure that each site plan submittal substantially complies with the Design Guidelines as part of the Part II Review process. Revisions and modifications to any previously approved site plan, landscape plan or building elevations must be substantially consistent with the aforementioned guidelines.
- 13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
 - 14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain buildings in a manner that provides healthier indoor environments, reduces

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operating costs, conserves energy and maximizes the preservation of natural resources. The Applicant agrees to be in compliance with the City of Chicago Sustainable Development Policy set forth by DPD in effect at the time of the Part II review process is initiated for each improvement (Phase, subarea or sub-parcel) that is subject to the aforementioned Policy and must provide documentation verifying compliance provided, however, that the Zoning Administrator may approve alternative methods of satisfying the City of Chicago Sustainable Development Policy.

15. Prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance) for any buildings, the Applicant shall submit a site plan, landscape plan and building elevations for the specific Sub-Area(s) or portion of specific Sub-Area(s) for review and approval by DPD. Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Sub-Area Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire Sub-Area, only a site plan for such portion of the Property shall be required.

No Part II approval for any portion of the Property shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved Sub-Area Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the PD.

Provided the Site Plan Submittal required hereunder is in general conformance with this Planned Development and the Design Guidelines, and provided Applicant has timely provided all Site Plan Submittals, the Commissioner of DPD (the "Commissioner") shall issue such site plan approval and the Plan Commission shall conduct its review hearing of the Site Plan Submittal. Following approval of a Site Plan Submittal by the Commissioner, the approved plan shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development.

After approval of the Sub-Area Site Plan, changes or modifications may be made pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the PD, the terms of the PD shall govern. Any Sub-Area Site Plan or Sub-parcel Site Plan Approval Submittals shall, at a minimum, provide the following information:

- a. the boundaries of the property and a site plan identifying the proximity to public transit;
- b. the footprint of the improvements;
- c. location and dimensions of all parking spaces and loading berths;
- d. preliminary landscaping plan prepared by a landscape architect;

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- e. all pedestrian circulation routes;
- f. the location of any adjacent public improvements;
- h. preliminary building sections and elevations of the improvements with a preliminary building materials list; and
- i. statistical information applicable to the property limited to the following:
 - (1) floor area and floor area ratio;
 - (2) uses to be established;
 - (3) building heights;
 - (4) all setbacks, required and provided;
 - (5) floor area devoted to all uses (e.g. office, retail etc.);
 - (6) number of dwelling units (if applicable);
 - (7) number of parking spaces;
 - (8) number of loading spaces/berths;
 - (9) A School Impact Study will be required with any future site plan submittal involving residential development; and
 - (10) an approved Site Plan by CDOT (as provided in Statement 3), Fire Prevention Bureau, Mayor's Office for People with Disabilities, and the Building Departments Division of Storm water Management.

Sub-Area Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the PD and the associated Design Guidelines.

16. Subject in all cases to the other statements, terms, regulations and provisions of this Planned Development, the Applicant shall have the right to designate additional subareas within the Planned Development from time to time in order to promote orderly development, to facilitate financing, acquisition, leasing or disposition of the Property or relevant portions thereof, to designate zoning control or to otherwise administer this Planned Development. The designation and redesignation of subareas shall not in and of itself require an amendment or minor change to this Planned Development; provided, however, Applicant shall provide notice of all material terms of any such designation to DPD, including the designated area and the bulk regulations that will apply therein, for DPD's administrative purposes to facilitate Part II review for any such designated subarea. In furtherance of the foregoing, and

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in all cases subject to the other statements, terms, regulations and provisions of this Planned Development, the Applicant may allocate or assign the development rights under the Planned Development to and among the designated subareas including, but not limited to, building height, dwelling units and parking; provided, however, that (i) no allocated floor area per subarea may be exceeded by more than 20% above the originally approved levels, (ii) the overall regulations and limitations set forth in the Bulk Regulations and Data Table and the Plans applicable to the entirety of the Planned Development shall not be exceeded or increased as a result of any such allocation(s) or assignment(s), and (iii) all such allocation(s) or assignment(s) of development rights are subject to the terms of Section 17-13-0611 and the Design Guidelines of this Planned Development.

17. The Applicant acknowledges and agrees that the rezoning of the Property from DS-3 Downtown Service District to DX-5 Downtown Mixed-Use District, and then to this Planned Development, triggers the requirements of Section 2-45-115 of the Municipal Code of Chicago (the "Affordable Requirements Ordinance" or "ARO"). The Applicant further acknowledges and agrees that this Planned Development may receive financial assistance from TIF Funds, which increases the percentage of units required to be affordable from 10% to 20% and modifies the income eligibility and affordability standards, as specified in the ARO. The Property is located in a "downtown district" within the meaning of the ARO, and the Planned Development permits the construction of a maximum of 10,000 residential units. If the Applicant constructs the maximum number of permitted units, the Applicant's affordable housing obligation will be 2,000 ARO units (20% of 10,000) (the "Total ARO Unit Requirement"), assuming the Planned Development receives TIF assistance. Due to the scale of this Planned Development, its proximity to the central business district, and its anticipated impact on surrounding neighborhoods, the City and the Applicant have agreed to establish modified affordable housing requirements. Except as modified herein, the requirements in Section 2-45-115 shall remain in full force and effect.

- (1) *Prepayment Requirement.* The Applicant shall make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$10 million within six months of City Council approval of this Planned Development (the "Prepayment"). This payment would not otherwise be due until the issuance of building permits for residential buildings in the Planned Development, and therefore, in consideration of this early commitment of funds, the City has agreed to give the Applicant credit for the Prepayment at the rate of 1.5 times the 2019 "in lieu fee" for an ARO unit in the downtown district, which equals 82 units (\$10,000,000 divided by \$182,748 × 1.5 = 82.1 rounded down).
- (2) *On-Site Unit Requirement.* The Applicant shall provide at least 25% of the Total ARO Unit Requirement (or 500 units if the maximum number of 10,000 residential units is constructed in the Planned Development) on-site (i.e., within the Planned

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Development). The Applicant agrees that no building within the Planned Development shall include more than 40% ARO units (unless otherwise allowed at the sole discretion of the Commissioner).

- (3) *Off-Site Unit Option.* The Applicant may provide up to 50% of the Total ARO Unit Requirement (or 1,000 units if the maximum number of 10,000 residential units is constructed in the Planned Development) off-site (subject to the Commissioner's approval under subsection (V) of the ARO), provided that at least one-half of all off-site ARO units must be located within the area depicted in the Pilsen-Little Village Area Boundaries attached hereto. All other off-site ARO units must comply with the off-site location restrictions for downtown districts as set forth in the ARO, except that ARO units may be located in a Low-Moderate Income area. The Applicant may obtain credit for off-site ARO units in two ways:
 - (a) First, the Applicant may directly undertake the development of new off-site ARO units, or purchase and convert existing off-site market-rate units to ARO units, as set forth in and in accordance with the ARO.
 - (b) Second, with the Commissioner's approval, which approval shall be in the Commissioner's sole discretion, the Applicant may make a financial contribution ("Off-Site Payment") to a Third Party Developer (as hereinafter defined) for the creation of off-site ARO units in a Third Party Affordable Housing Development (as hereinafter defined). The Applicant shall receive a credit for delivery of ARO units in the amount of the sum of: (i) the number resulting from dividing the Off-Site Payment by the then-applicable "in lieu fee" for an ARO unit in the downtown district, and (ii) the number resulting from multiplying the Remaining Affordable Units (as hereinafter defined) by a fraction, the numerator of which is the Off-Site Payment and the denominator of which is the total project budget for the Third Party Affordable Housing Development, including soft costs. The Applicant shall be deemed to have satisfied all requirements with respect to the creation of off-site ARO units upon the closing of all financing for the construction of the Third Party Affordable Housing Development, provided the Third Party Developer has executed and recorded a regulatory agreement or other instrument obligating the Third Party Developer to use such financing to construct the Third Party Affordable Units. In order to receive a reduction in the amount of the in lieu fee pursuant to 2-45-115(F), the Applicant must provide at least 25% of the Total ARO Unit Requirement (or 500 units if the maximum number of 10,000 residential units is constructed in the Planned Development) to an authorized agency pursuant to 2-45-115(Q).
- As used herein, the following terms shall have the following meanings:

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"In Lieu Fee Affordable Units" means the affordable units calculated pursuant to (b)(i) above.

"Third Party Affordable Housing Development" means a residential housing project providing at least 20% of Third Party Affordable Units.

"Third Party Affordable Units" means rental or for sale housing that, at a minimum, qualifies as "affordable housing" under the ARO and meets the standards set forth in the definition of "eligibility criteria" in the ARO, including the modified eligibility criteria if the Applicant receives TIF assistance.

"Third Party Developer" means a not-for-profit developer of affordable housing, and not a related entity of the Applicant.

"Remaining Affordable Units" means the total number of Third Party Affordable Units in the Third Party Affordable Housing Development minus the In Lieu Fee Affordable Units.

Example of Off-Site Credit Calculation. For purposes of illustration, if the Applicant contributes \$1,798,570 to a Third Party Affordable Housing Development containing 50 Third Party Affordable Units with a total project budget of \$10 million, the Applicant would receive a credit for 17 ARO Units, calculated as follows: first, under (b)(1) above, $\$1,798,570$ (Off-Site Payment) divided by $\$179,857$ (2018 "in lieu fee" in the downtown district for rental units) = 10 In Lieu Fee Affordable Units; and second, under (b)(2) above, $\$1,798,570$ (Off-Site Payment) divided by $\$10$ million (total project budget) = 18% \times 40 (Remaining Units) = 7 additional ARO units.

- (4) **In Lieu Fee Option.** The Applicant shall pay a fee in lieu of the development of at least 25% of the Total ARO Unit Requirement (or 500 units if the maximum number of 10,000 residential units is constructed in the Planned Development), less the credit for the Prepayment. In order to receive a reduction in the amount of the in lieu fee pursuant to 2-45-115(F), the Applicant must provide at least 25% of the Total ARO Unit Requirement to an authorized agency pursuant to 2-45-115 (Q).

If the Planned Development does not receive TIF assistance, the Applicant's affordable housing obligation would be reduced to 1,000 ARO units at maximum build-out (10% of 10,000), and the ARO units would not be subject to the modified income eligibility and affordability standards set forth in the ARO for projects receiving TIF assistance, but in all other respects the provisions of this Statement 17 shall apply.

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Prior to the issuance of any building permits for any building or phase of development containing residential units in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must make the required cash payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L) for that building or phase. The cash payment will be calculated at the time of payment (including partial payments for phased developments) and will be based on the then-applicable in lieu fee, as such fee may be adjusted based on changes in the consumer price index in accordance with Section 2-45-115. In addition, prior to the issuance of any building permits for any building or phase of development containing residential units, the Applicant must submit to DPD for its review and approval a plan or update, as applicable, describing how the Applicant intends to meet its ARO obligation. At any point in time during the construction of the Planned Development, the minimum number of housing units in the Planned Development that are ARO units (on-site units) and the minimum fee in lieu due to the City shall satisfy the percentage requirements set forth in subsections 2 and 4 of this Statement 17.

The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Property, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD or any successor department may enforce remedies for any breach of this Statement 17, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

18. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the waterway planned development guidelines contained in the Chicago Zoning Ordinance (Section 17-8-0912) and the Chicago River Corridor Design Guidelines and Standards as may be amended from time to time. To further these goals, the Applicant agrees, as set forth in the Plans, to: (a) provide an expanded 100-foot-wide river setback which includes a continuous 16-ft wide multi-purpose riverside trail as indicated on the Site Plan (the "Riverwalk"), (b) provide a variety of active uses and river overlooks, (c) permit connection of such setback and trail around the St. Charles Airline and to the setback and trails of adjacent properties so that the river edges of the adjacent properties are similarly improved and any necessary local, state or federal approvals for such connection have been obtained as a result of cooperation between the City and Applicant in obtaining such approvals, and (d) cooperate in the construction of the riverwalk connection under Roosevelt Road at such time as the adjacent property to the north is similarly improved with a riverwalk subject to any necessary local, state or federal approvals. It is acknowledged that the connection to Ping Tom Park and the relocatable riverwalk nodes shown in the Design Guidelines are illustrative with approximate locations which will change during development of the Property.

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The Applicant shall permit un-gated and unobstructed public access to the river setback, and provide informational and wayfinding signage at all entries that the Riverwalk is open to the public, free of charge, during normal park hours from 6:00am to 11:00pm every day of the year (subject to occasional partial closure for private use provided that a path providing access during such closures shall be maintained through the river setback). The Riverwalk improvements shall be constructed in no less than 750 foot linear increments, in conjunction with adjacent riverfront development parcels, coordinated with the Open Space Buildout Parameters Exhibit 14, and shall be completed prior to receipt of the Certificate of Occupancy for the first principal building within each riverfront development phase, provided that plantings may be delayed if consistent with good landscape practice, but not longer than one year following receipt of the final Certificate of Occupancy for the first principal building within such development phase, if due to delays in permitting by any governmental or quasi-governmental authorities having jurisdiction over such improvements including, without limitation, the U.S. Army Corps of Engineers, the Metropolitan Water Reclamation District of Greater Chicago, the Illinois Department of Natural Resources – Office of Water Resources, the Coast Guard and CDOT or if due to delays or inability to perform such acts due to causes beyond the reasonable control of the Applicant.

As a part of developing the Ping Tom Park connections illustrated conceptually in Exhibits 7 and 15, the Applicant shall coordinate with the Chicago Park District as the Applicant develops plans for connecting to paths within Ping Tom Park to create a continuous user experience. The paths on the Property to which paths within Ping Tom Park will connect shall be designed and constructed at the sole cost of the Applicant or its successors and assigns.

In addition to the Riverwalk, and subject to the receipt of all necessary permits and approvals, the Applicant or its successors and assigns, at its sole cost, shall design and construct the open space improvements as depicted on the Open Space Plan (hereinafter the "Park"). Provided, however, that changes to the specific location and dimensions of the Park are permitted as long as the Park maintains a minimum of 275,000 square feet of contiguous open space. The Applicant, its successors and assigns and, if different than the Applicant, the legal title holders to and any ground lessors of the Property, shall be responsible for maintaining and managing the Park for the purposes set forth herein, including ensuring that the Park's landscaping is well maintained, that the vegetation and plantings are kept in a healthy condition and that the Park facilities are clean, well lit, litter free and clear of snow (hardscaped areas) and debris. The Applicant shall provide sufficient liability insurance coverage for the operation of the Park for public use. The Applicant shall provide informational and wayfinding signage at all entries that the Park is open to the public (subject to occasional partial closure for private use provided that a path providing access during such closures shall be maintained through the Park), free of charge, during normal park hours from 6:00am to 11:00pm every day of the year. The maintenance and management obligations contained herein shall continue for the life of this Planned Development and may, at the

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Applicant's election, subject to and in accordance with the DEMA (defined below). Park improvements shall be constructed in accordance with the Open Space Buildout Parameters in Exhibit 14, and shall be completed prior to receipt of the Certificate of Occupancy for the first principal building which exceeds the Built FAR Area square footage limits, provided that plantings may be delayed if consistent with good landscape practice, but not longer than one year following the construction of the open space improvements set forth herein, or if necessary to accommodate the later construction of large park recreation components which may be located in more than one phase.

If the proposed development on the South Parcel, as designated on the Open Space Buildout Parameters Exhibit, is constructed before the Built FAR attains 2 million square feet, the Applicant shall construct Riverwalk segments B and C, which shall be completed prior to receipt of the Certificate of Occupancy for the first principal building which exceeds 1 million square feet on the South Parcel, provided that plantings may be delayed if consistent with good landscape practice, but not longer than one year following the construction of the open space improvements set forth herein.

The Applicant will also construct and maintain the publicly accessible 15th Street Landscaped Setback identified in the Proposed Open Space Plan Exhibit 6, in conjunction with adjacent development parcels and coordinated with the dedication of and construction of 15th Street, and shall be completed (in whole or in part, as identified in the applicable Site Plan Approval) prior to the receipt of the Certificate of Occupancy for the adjacent development parcels along 15th Street between LaSalle Street and Clark Street. The Applicant will construct and maintain the publicly accessible pedestrian promenade on top of Metra enclosure, identified in the Conceptual Circulation Exhibit 8, in conjunction with adjacent development parcels and coordinated with the relocation of the Metra tracks, and shall be completed (in whole or in part, as identified in the applicable Site Plan Approval) prior to the Certificate of Occupancy for the adjacent development parcels along the relocated Metra track between Roosevelt Road and 15th Street.

Prior to issuance of building permits for the first principal building, the Applicant will enter into a development and maintenance agreement (the "DEMA") with the City for the construction, maintenance, and management of the Park and the Riverwalk. The DEMA obligations shall be binding upon the Applicant, its successors and assigns, including but not limited to a homeowners or master association whose purpose includes maintaining the Park and the Riverwalk. Upon completion of the Park, the public access provided for herein shall be memorialized in a public access easement agreement (which may be included in the DEMA) with and for the benefit of the City. The recording and other costs associated with establishing the easement shall be the responsibility of the Applicant. A copy of said public access easement agreement shall be on file with the Department of Planning and Development.

The Commissioner is hereby authorized to enter into the DEMA (or more than one DEMA if the Commissioner deems necessary depending on the phasing of the development) and all

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other documents contemplated by the Statement and, in his/her sole discretion, may modify by minor change the foregoing requirements, without further City Council approval, for the DEMA(s) and public access easement agreement(s) so as to permit alternate forms of achieving compliance with the Applicant's construction, maintenance and management obligations and public access rights, such as, by means of example and not limitation, one or more restrictive covenants or owners' reciprocal easement and operation agreements in form and substance acceptable to the City which expressly grant the City necessary enforcement, self-help and lien rights as may be necessary to assure compliance with this Statement.

19. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the Applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as DPD determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

20. Construction of the improvements contemplated by this Planned Development may be completed in phases over a period of years. Unless construction of the infrastructure

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improvements identified as Proposed Infrastructure Improvements on the Plans has commenced within six years following adoption of this Planned Development (subject to extension for one additional year as set forth in Section 17-13-0612 of the Chicago Zoning Ordinance), then this Planned Development shall revert back to Waterway Residential-Business Planned Development 1434 as it existed prior to the date of this Amendment, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the site to the DX-5 Downtown Mixed-Use District.

[Existing Zoning Map; Surrounding Land-Use Map; Boundary and Property Line Map; Rights-of-Way Adjustment Map; Site Plan; Proposed Open Space Plan; Open Space Use Overlays; Conceptual Circulation; Conceptual Access; Subareas; Proposed Infrastructure Improvements; Proposed Infrastructure Improvements -- Wells Street, 15th Street, River Wall and Metra; Future Ping Tom Park Connection; Conceptual Phasing Plan; Design Guidelines; Design Guidelines -- Ping Tom Park Connection, Streetscape Sections and Site Massing Principles; Open Space Buildout Parameters; Application Letters; and Map and Permanent Index Numbers attached to this ordinance printed on pages 13482 through 13513 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

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<i>Waterway Residential-Business Planned Development No. 1434.</i>					
<i>Bulk Regulations And Data Table.</i>					
Gross Site Area (square feet):	3,056,719		Subarea 2:	5.99	
Subarea 1:	1,395,568		Subarea 3:	4.78	
Subarea 2:	599,223		Subarea 4:	2.95	
Subarea 3:	372,776		Maximum Number of Dwelling Units:	10,000	
Subarea 4:	689,152		Subarea 1:	5,750	
Area of Public Rights-of-Way (square feet):	754,961		Subarea 2:	2,000	
Subarea 1:	268,235		Subarea 3:	1,500	
Subarea 2:	148,685		Subarea 4:	750	
Subarea 3:	59,011		Minimum Off-Street Parking Spaces:	Per Statement 5	
Subarea 4:	279,030		Minimum Bicycle Parking Spaces:		
Net Site Area (square feet):	2,301,758		Residential:	1 per 2 auto spaces	
Subarea 1:	11,127,333		Non-residential:	1 per 10 auto spaces	
Subarea 2:	450,538		Minimum Off-Street Loading Spaces:	Per Statement 5	
Subarea 3:	313,765		Maximum Building Height:		
Subarea 4:	410,122		Subarea 1:	950 feet	
Maximum Floor Area Ratio:	5.65*		Subarea 2:	800 feet	
Subarea 1:	6.74		Subarea 3:	500 feet	
			Subarea 4:	90	
			Minimum Setbacks:	In substantial conformance with the Plans	

* The maximum floor area ratio permitted per subarea may be increased by up to 20 percent if transferred from other subareas, subject to Statement 16.

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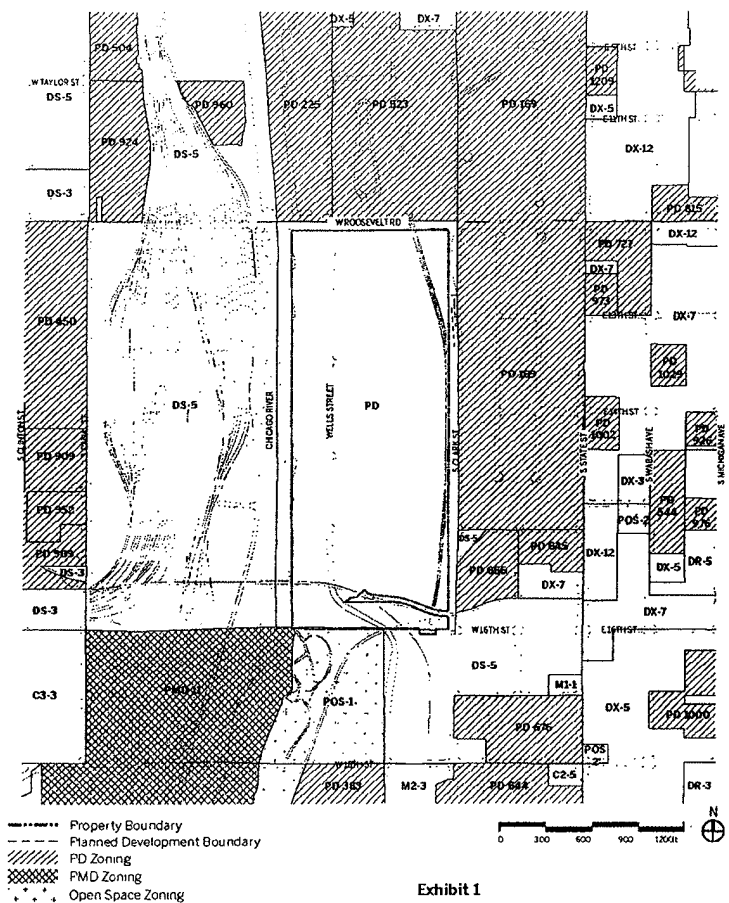


Exhibit 1
EXISTING ZONING MAP

Applicant: Rosevelt/Clark Partners, LLC
Address: 1201 223 West Roosevelt Road, 1200 1558 South Clark Street, Chicago, Illinois
Introduced: March 13, 2019
Plan Commission: TBD

SCALE: 1"=600'

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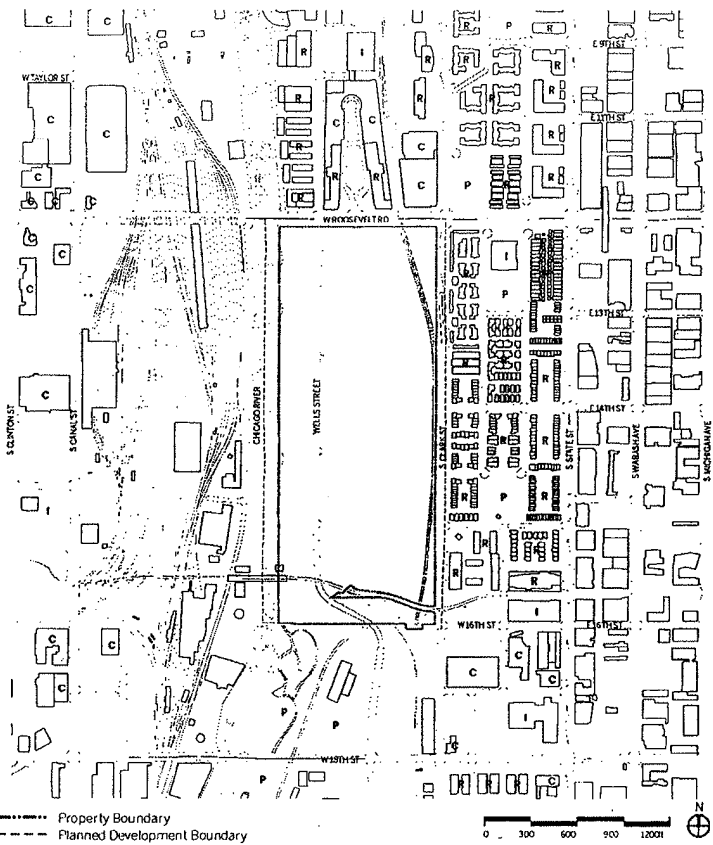


Exhibit 2
SURROUNDING LAND USE MAP

Applicant: Rosevelt/Clark Partners, LLC
Address: 1201 223 West Roosevelt Road, 1200 1558 South Clark Street, Chicago, Illinois
Introduced: March 13, 2019
Plan Commission: TBD

SCALE: 1"=600'

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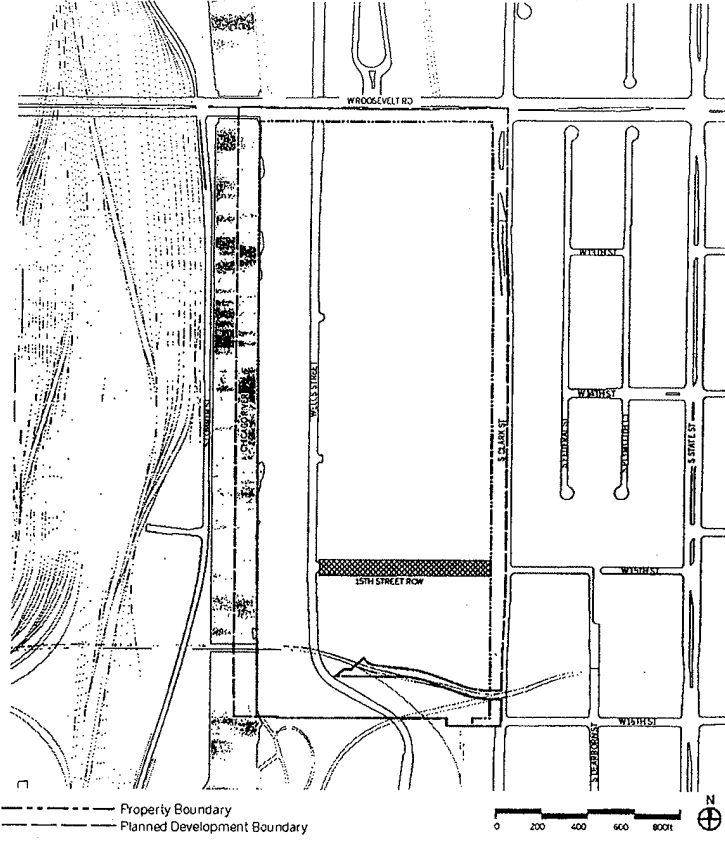
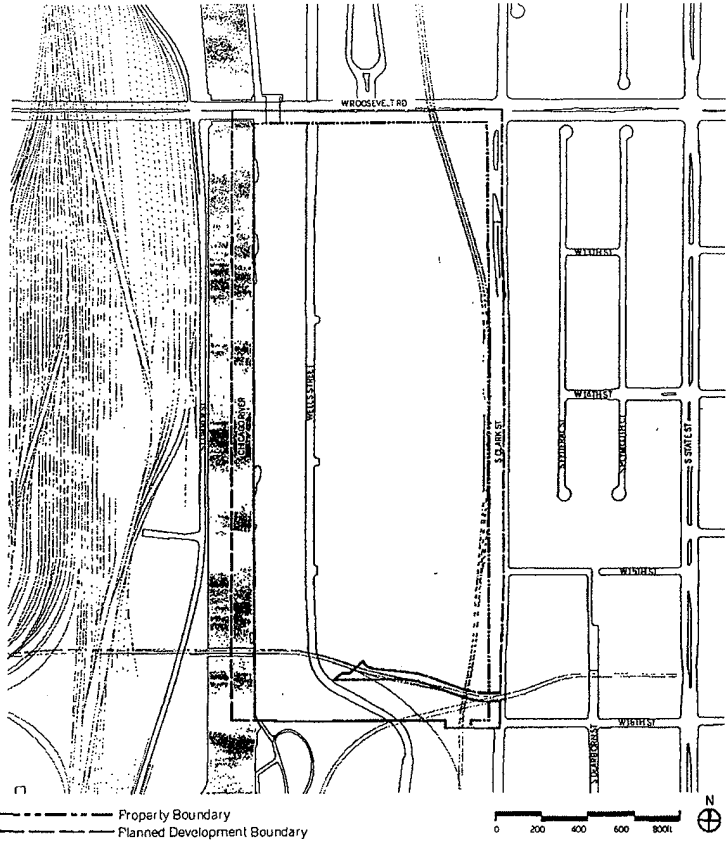


Exhibit 3
PLANNED DEVELOPMENT
BOUNDARY AND
PROPERTY LINE

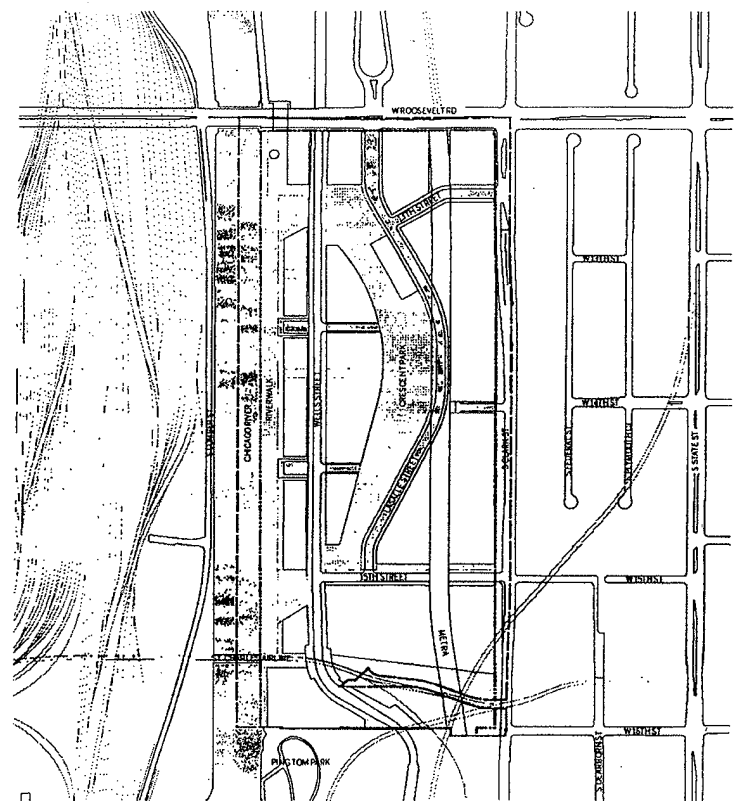
Exhibit 4
RIGHTS OF WAY ADJUSTMENT

SCALE 1"=400'

Applicant: Roosevelt/Clark Partners, LLC
Address: 101, 233 West Roosevelt Road/1200 1558 South Clark Street, Chicago, Illinois
Introduced: March 13, 2019
Plan Commission: 180

Applicant: Roosevelt/Clark Partners, LLC
Address: 101, 233 West Roosevelt Road/1200 1558 South Clark Street, Chicago, Illinois
Introduced: March 13, 2019
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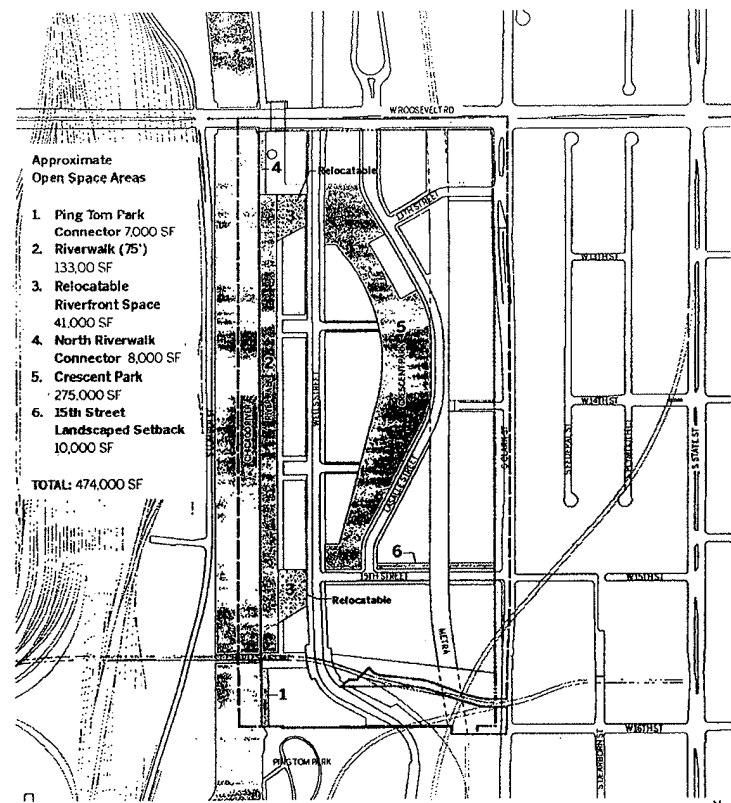
Property Boundary
Planned Development Boundary
Proposed Private Streets
Note: Public Rights of Way shown on ROW Dedication Map

Applicant: Roosevelt/Clark Partners, LLC
Address: 100-233 West Roosevelt Road/12001558 South Clark Street, Chicago, Illinois
Introduced: March 13, 2019
Plan Commission: TBD

Exhibit 5
SITE PLAN

SCALE: 1"=400'

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- Approximate Open Space Areas
1. Ping Tom Park Connector 7,000 SF
 2. Riverwalk (75') 133,00 SF
 3. Relocatable Riverfront Space 41,000 SF
 4. North Riverwalk Connector 8,000 SF
 5. Crescent Park 275,000 SF
 6. 15th Street Landscaped Setback 10,000 SF
- TOTAL: 474,000 SF

Property Boundary
Planned Development Boundary
Proposed Open Space
Proposed Relocatable Open Space

Applicant: Roosevelt/Clark Partners, LLC
Address: 100-233 West Roosevelt Road/12001558 South Clark Street, Chicago, Illinois
Introduced: March 13, 2019
Plan Commission: TBD

Exhibit 6
PROPOSED OPEN SPACE PLAN

SCALE: 1"=400'

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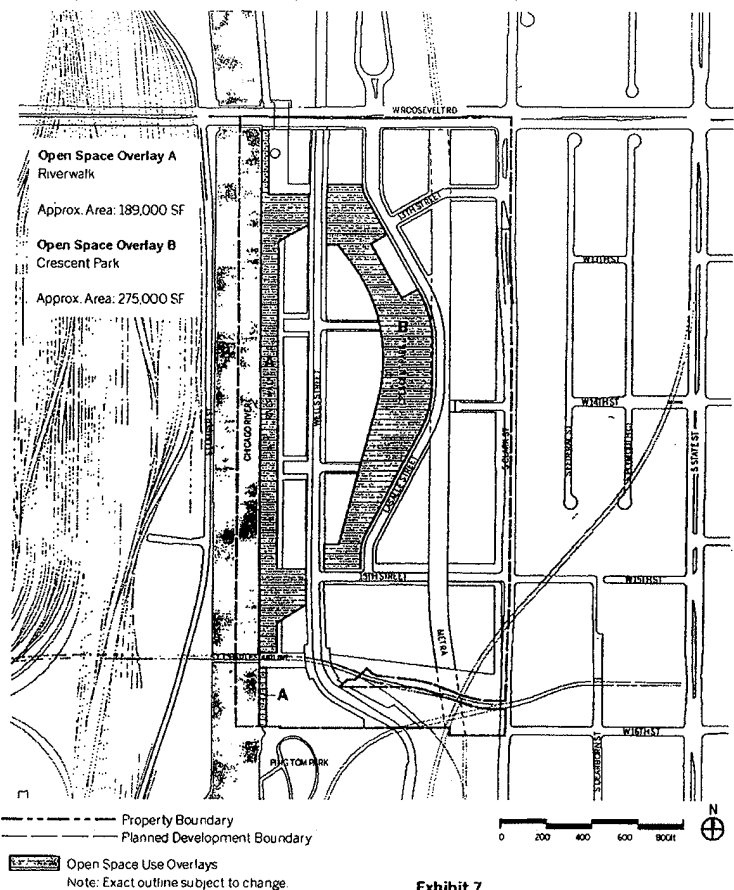


Exhibit 7
OPEN SPACE USE OVERLAYS

SCALE 1"=400'

Applicant: Roosevelt/Clark Partners, LLC
Address: 100, 233 West Roosevelt Road/1200 1598 South Clark Street, Chicago, Illinois
Introduced: March 13, 2019
Plan Commission: 180

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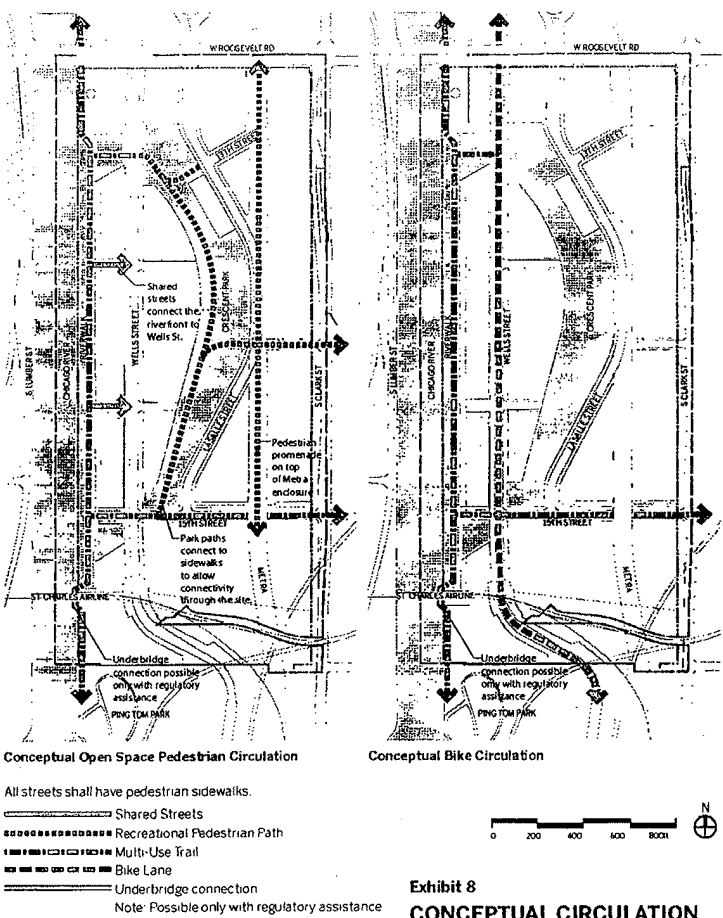
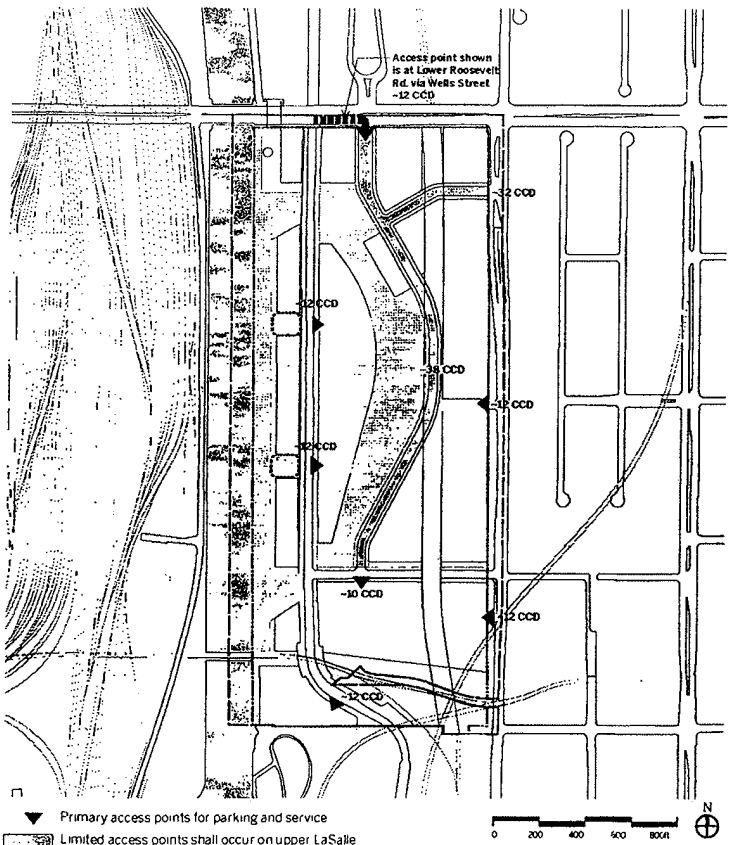


Exhibit 8
CONCEPTUAL CIRCULATION

SCALE 1"=400'

Applicant: Roosevelt/Clark Partners, LLC
Address: 100, 233 West Roosevelt Road/1200 1598 South Clark Street, Chicago, Illinois
Introduced: March 13, 2019
Plan Commission: 180

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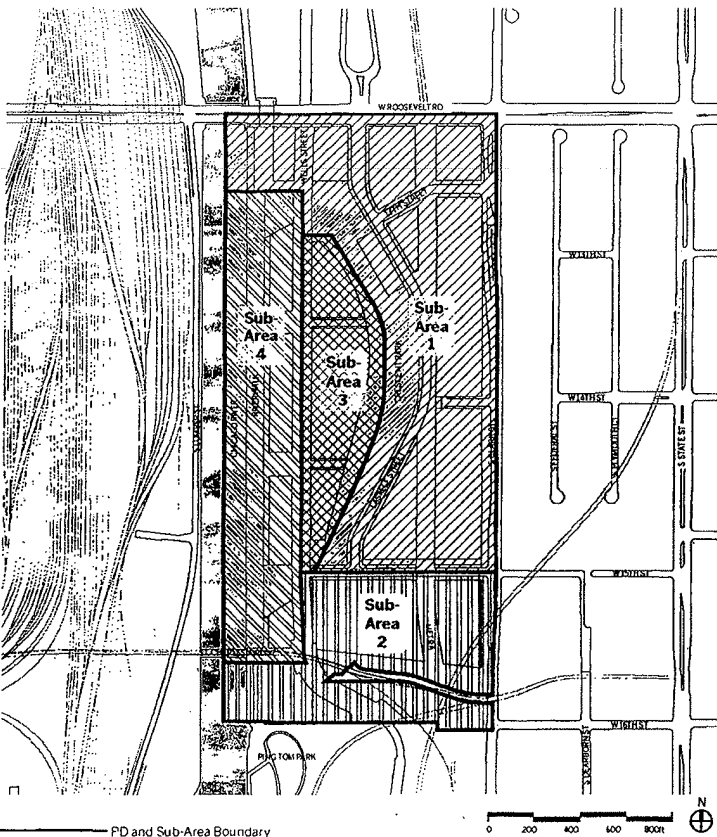


Applicant: Roosevelt/Clark Partners, LLC
Address: 100-223 West Roosevelt Road/1200-1558 South Clark Street, Chicago Illinois
Introduced: March 13, 2019
Plan Commission: 180

Exhibit 9
CONCEPTUAL ACCESS

SCALE: 1"=400'

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Applicant: Roosevelt/Clark Partners, LLC
Address: 100-223 West Roosevelt Road/1200-1558 South Clark Street, Chicago Illinois
Introduced: March 13, 2019
Plan Commission: 180

Exhibit 10
SUB-AREAS

SCALE: 1"=400'

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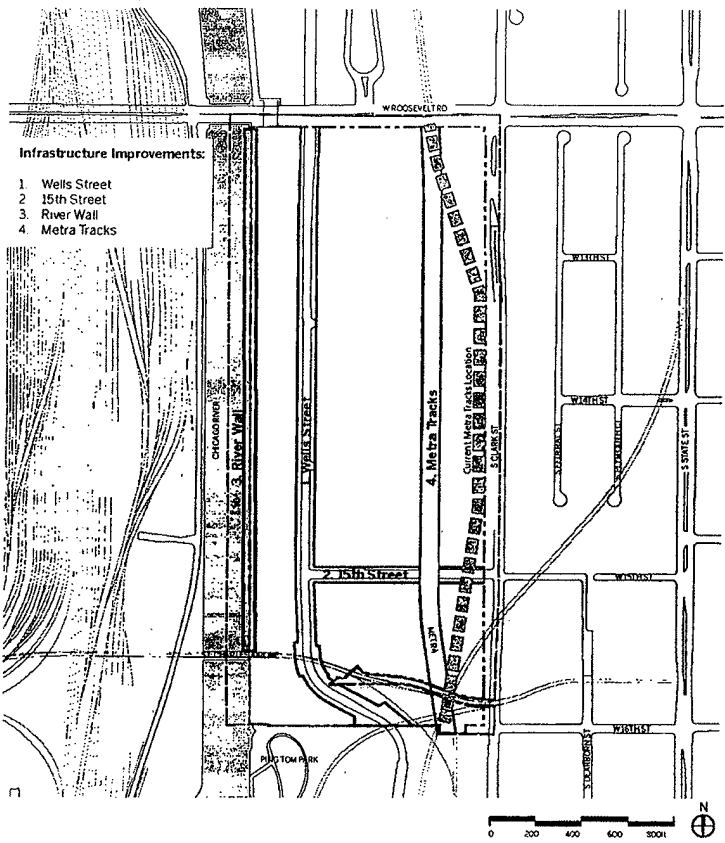
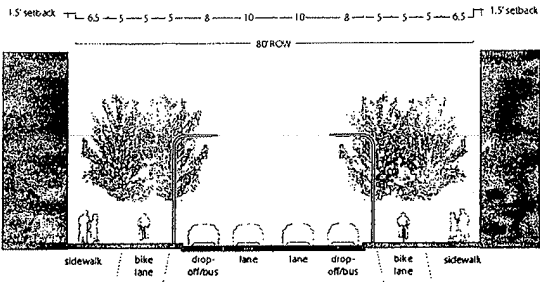


Exhibit 11.1
PROPOSED INFRASTRUCTURE
IMPROVEMENTS

Applicant: Roosevelt/Clark Partners, LLC
Address: 101-23 West Roosevelt Road/1200-1558 South Clark Street, Chicago, Illinois
Introduced: March 13, 2019
Plan Commission: T80

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Wells Street Section

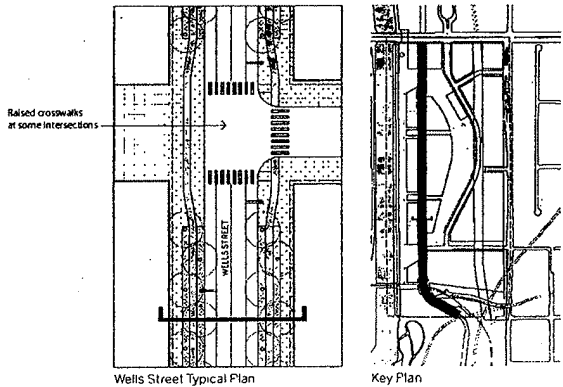


Exhibit 11.2
PROPOSED INFRASTRUCTURE
IMPROVEMENTS- WELLS ST.

Applicant: Roosevelt/Clark Partners, LLC
Address: 101-23 West Roosevelt Road/1200-1558 South Clark Street, Chicago, Illinois
Introduced: March 13, 2019
Plan Commission: T80

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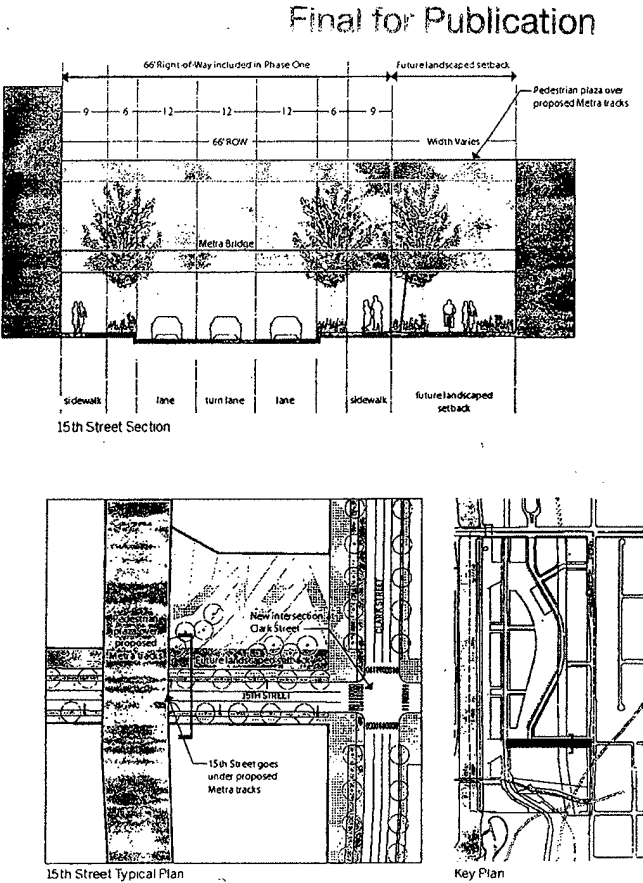


Exhibit 11.3
PROPOSED INFRASTRUCTURE
IMPROVEMENTS- 15TH ST.

Applicant: Roosevelt/Clark Partners, LLC
Address: 1001 23 West Roosevelt Road/ 1200-1558 South Clark Street Chicago Illinois
Introduced: March 13, 2019
Plan Commission: TBD

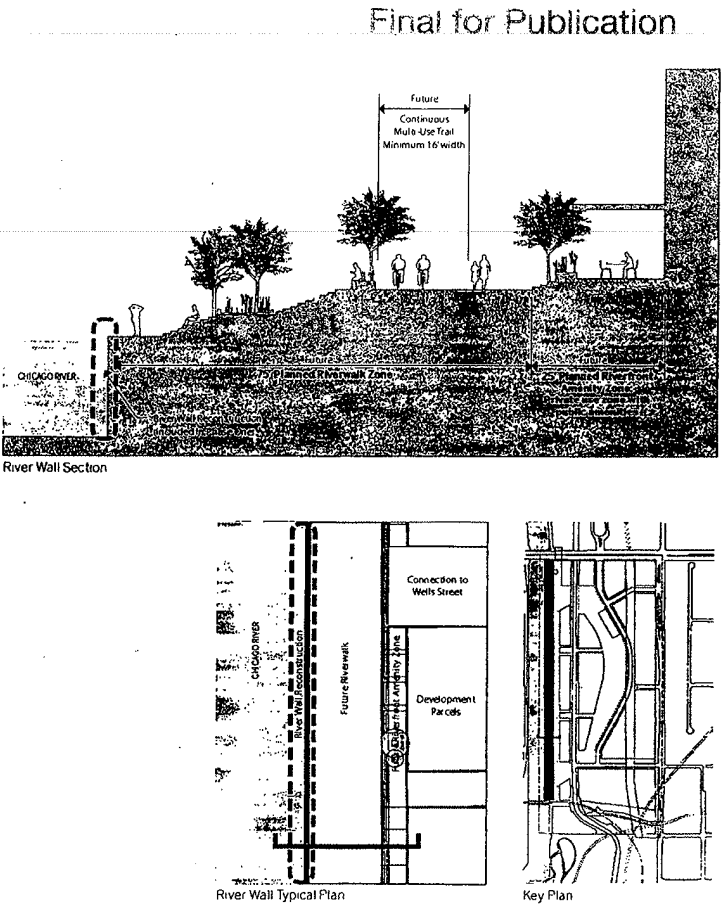


Exhibit 11.4
PROPOSED INFRASTRUCTURE
IMPROVEMENTS- RIVER WALL

Applicant: Roosevelt/Clark Partners, LLC
Address: 1001 23 West Roosevelt Road/ 1200-1558 South Clark Street Chicago Illinois
Introduced: March 13, 2019
Plan Commission: TBD

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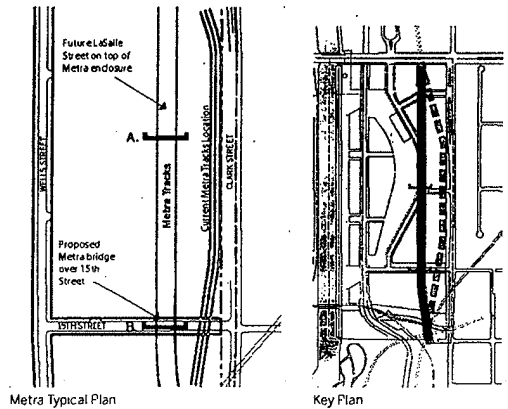
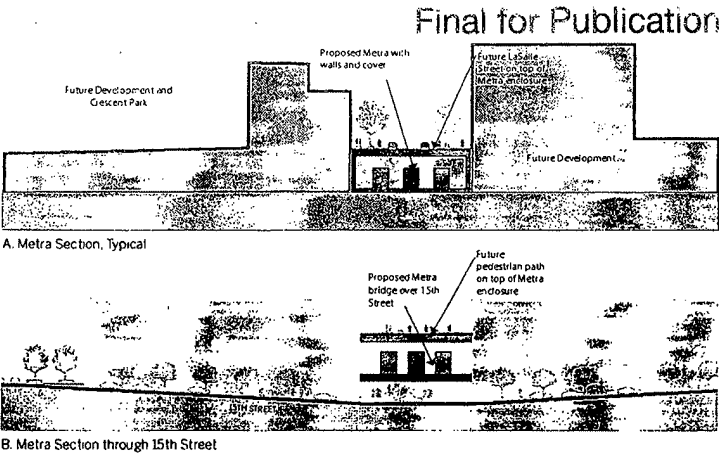


Exhibit 11.5
PROPOSED INFRASTRUCTURE
IMPROVEMENTS- METRA

Applicant: Roosevelt/Clark Partners, LLC
Address: 101-23 West Roosevelt Road/ 1200 1558 South Clark Street, Chicago, Illinois
Introduced: March 13, 2019
Plan Commission: 190

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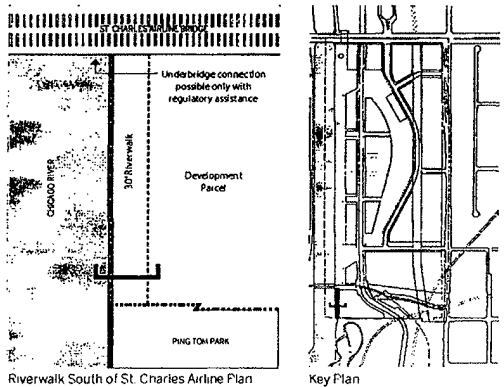
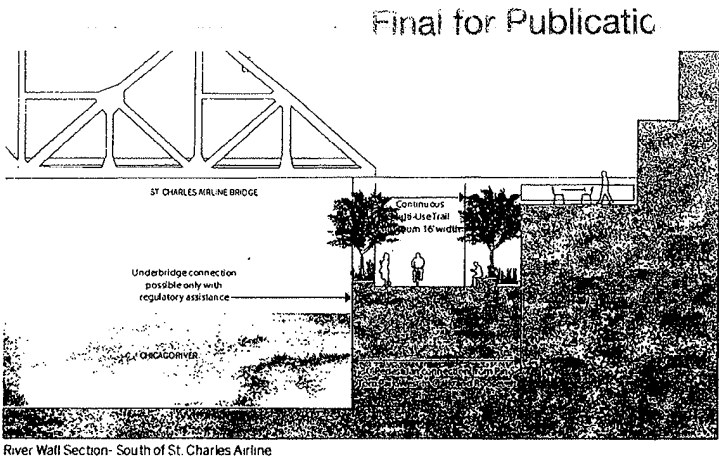


Exhibit 12
FUTURE PING TOM PARK
CONNECTION

Applicant: Roosevelt/Clark Partners, LLC
Address: 101-23 West Roosevelt Road/ 1200 1558 South Clark Street, Chicago, Illinois
Introduced: March 13, 2019
Plan Commission: 190

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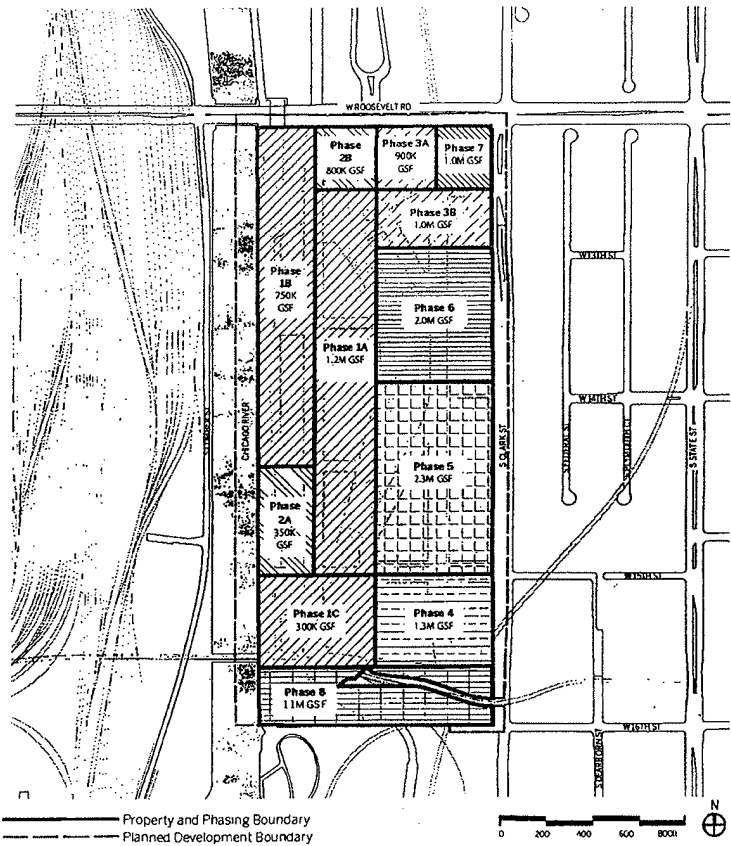


Exhibit 13
CONCEPTUAL PHASING PLAN

SCALE 1"=400'

Applicant: Roosevelt/Clark Partners, LLC
Address: 101-23 West Roosevelt Road, 1200-1558 South Clark Street, Chicago, Illinois
Introduced: March 13, 2019
Plan Commission: T20

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All development within this Planned Development must substantially comply with the Chicago River Corridor Design Guidelines and Standards, or as amended, the Chicago Sustainable Development Policy, or as amended, and with the design standards and guidelines outlined in the Zoning Ordinance Section 17-8-0900 Standards and Guidelines. These guidelines listed below provide additional standards for buildings and public spaces to complement the specific context of this Planned Development:

GENERAL DEVELOPMENT GUIDELINES

STREETS AND ACTIVATION

- The district gateways of the site are the following intersections: Clark Street and Roosevelt Road, LaSalle Street and Roosevelt Road, LaSalle Street and 13th Street, Clark Street and 15th Street, and Wells Street and 15th Street. The building facades at these intersections shall be primary facades.
- The facades facing Ping Tom Park shall be primary facades.
- Primary facades shall minimize back-of-house functions and shall have a high percentage of clear and un-tinted glazing at the ground floor.
- The facades at the ground floor along Wells, 15th, Roosevelt, Clark, LaSalle, and 13th shall be designed to the pedestrian scale and house primary active uses that engage the street, such as retail, restaurants, storefronts, office, lobbies, or outdoor dining. Designs shall showcase actively inside the buildings.
- Any streetwall setbacks shall be kept activated with cafes, seating, or windows to an interior space.
- Primary streets shall be designed as multi-modal complete streets.
- The Clark Street and 15th Street intersection shall serve as a pedestrian and vehicular entry to the site and an important connection point to public transit on Clark. The Metra bridge over 15th Street shall be designed as a gateway feature with high quality architectural materials.
- The development shall connect to the city grid by connecting north to Wells Street, south to Wentworth Avenue, and east to 15th Street. A pedestrian connection shall connect east at 14th Street.
- The re-design of Clark Street shall take into consideration the area vacated by the Metra tracks and include traffic improvements coordinated with CDOT, as well as improved pedestrian and landscaped areas on both sides of Clark.

PUBLIC RIVERFRONT ACCESS

- At every block, wide public access points or shared streets shall be provided for pedestrians and cyclists to access the Riverfront from Wells Street. See Exhibit 8 and 14.4.
- In the shared streets, building entries shall be encouraged and any service access shall be designed to be as unobtrusive as possible.

CURBSIDE STRATEGY

- The curb lane shall primarily be a flexible zone allowing transit stops, smart infrastructure, loading, and drop-offs to share the space.
- Passenger pick-up and drop-off zones shall primarily occur along LaSalle Street.

PARKING AND SERVICE

- The development shall provide parking, service access drives, and loading zones below the Crescent Park and located behind active uses whenever possible.
- High-quality architectural screening for any above grade parking levels shall be integrated into the facade design and shall obscure car headlights and sound from neighboring buildings.
- Parking and loading will be screened from Ping Tom Park.
- Service and parking entries shall be designed to be integrated with the overall building facade.
- Access points primary to lower level service drives and parking shall be at ~12' CCD and shall be located at lower Roosevelt Road, Clark Street, and Wells Street.
- Other access points to limited service and parking shall be located on Wells Street and 15th Street.
- Additional limited passenger parking access points shall occur at ~38' CCD and shall be located on LaSalle Street and 13th Street.
- Limited service and parking entries shall occur in the riverfront shared streets west of Wells Street. See Exhibit 8.

OPEN SPACE GUIDELINES

OPEN SPACE CONCEPT

- The riverfront shall provide public access along a broad, active promenade that engages the river by bringing people to the water's edge and is punctuated by key spaces.
- The riverfront is composed of two zones north of the St. Charles Airline: A ~75' wide riverwalk, and a ~25' wide riverfront amenity zone adjacent to the buildings.
- The 75' wide riverwalk shall include a minimum 16' wide continuous multi-use trail.
- The 25' riverfront amenity zone may include structures to promote multi-seasonal use.
- The riverfront shall include a variety of amenities to promote activity, such as play spaces, a fountain, a multi-use trail, stepped river seating, outdoor restaurants, and wetland plantings. Amenities shall be designed to incorporate high quality components and materials.

Exhibit 14.1

DESIGN GUIDELINES

Applicant: Roosevelt/Clark Partners, LLC
Address: 101-23 West Roosevelt Road, 1200-1558 South Clark Street, Chicago, Illinois
Introduced: March 13, 2019
Plan Commission: T20

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OPEN SPACE GUIDELINES (CONTINUED)

OPEN SPACE CONCEPT (CONTINUED)

- The crescent park shall serve as the neighborhood's center, with pathways that connect from north to south and east to west. Programming shall include a dog park, recreational lawn, passive play spaces, native landscaping, playgrounds, and terraced gathering spaces. Landscape spaces shall be designed to include a variety of different trees, shrubs and perennials that provide for seasonal interest.
- The park shall connect pedestrians from upper LaSalle and 13th Streets at ~38' CCD to Wells and 15th Streets and the Riverfront at ~12' CCD.
- The design of 15th street shall include a landscaped setback. This space shall include a multi-use trail, cafes, and gathering areas.
- A variety of cultural and recreational amenities shall be integrated within the site and used to activate spaces for all ages.
- Interpretive signage shall be provided across the development to bring awareness to the cultural context and history of the site.
- Pedestrian riverwalk connections shall be provided along the Riverfront to the South to Ping Tom Park and the North under the Roosevelt Road Bridge.
- Landscape throughout shall incorporate stormwater management best practices to detain, clean, and reduce the volume of stormwater discharge. Incorporate interactive stormwater landscape art elements into the landscape in creative ways such as water gardens, sculptural art elements, planters, and riverlets.
- Open space landscape design shall incorporate best practices for wildlife habitat creation, biodiversity, and incorporate functional areas of riparian edge restoration along the riverwalk where feasible, integrated into a education and interpretive programmatic system.

OPEN SPACE CONNECTIVITY

- Stairs, ramps, and paths for pedestrian access from the site's upper levels of Roosevelt, LaSalle, and 13th Streets to its lower levels of Wells, 15th, and Clark Streets shall be provided. Stair and ramp designs shall avoid blank walls and unactivated ramps. Publicly accessible elevators as part of a building development will also connect these levels.
- Public, universal accessibility shall be provided from upper Roosevelt Road to Wells Street.
- Publicly accessible open spaces shall be designed to the applicable standards of the Chicago Park District.
- Dedicated bike lanes or multi-use trails shall be provided on publicly dedicated streets and the riverwalk.
- Opportunities for inter-modal connections shall be provided at transit stations.

PLACEMAKING

- Where appropriate, open spaces shall contain street furniture and landscaping that encourages public interaction and gathering. This shall include public art, interpretive gardens, seating, picnic areas, playscapes, and signage.
- A site-wide wayfinding signage system shall be implemented on the site.
- Undeveloped parcels may support interim uses including, but not limited to, recreational open space, dog friendly areas, and surface parking. Interim use plan improvements and time frame shall require review and approval by DPD.

BUILDING DESIGN GUIDELINES

MASSING

- Taller buildings shall be focused along Roosevelt Road and Clark Street where they are closest to CTA commuting options.
- Clark Street podiums shall be 2-5 stories with design relating to scale of context and with towers set back from the podiums.
- Building massing shall step down in height towards the river and culminate in pedestrian-scaled development along the riverfront, north of the St. Charles Airline.
- South of the St. Charles Airline, building massing shall set back from the Ping Tom Park edge.
- Building designs should achieve, through architecture diversity, a varied and distinctive skyline.
- Building massing shall be composed of architecturally well-scaled portions.
- Towers and their podiums shall relate to each other in order to provide a cohesive expression.
- Provide a minimum building separation of 40' between towers to preserve access to natural light.
- Screen rooftop mechanical equipment from pedestrian view with materials that are consistent with the overall building.
- Where site conditions permit, orient towers to maximize energy efficiency and natural lighting, and to maximize thermal comfort and minimize shading of neighboring public spaces.
- Design buildings to assure that sunlight access to the river corridor and Ping Tom Park is achieved approximately 6 hours per day during non-winter months.
- Balconies shall be integrated within the design of the building facade.
- Where appropriate, upper level setbacks shall serve as activated terraces.
- Frame streets and open spaces with base/podiums that provide a human scale and adequate solar access. Facades shall appropriately respond to the character of their context.

Exhibit 14.1

DESIGN GUIDELINES

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BUILDING DESIGN GUIDELINES (CONTINUED)

STREET WALL/BUILDING BASE

- Architecture shall provide an identity to entrance locations and district gateway intersections.
- Buildings adjacent to publicly accessible open spaces and riverfront shall provide direct access to these spaces.
- Tenant signage for each building should be considered as part of the facade design to ensure consistency of placement, size, materials, and method of illumination.

BUILDING MATERIALS

- The following materials shall not be visible on the exterior facades: Concrete Masonry Units (CMU), Exterior Insulation and Finish Systems (EIFS), thin brick, and residential-type vinyl and metal siding.
- Buildings shall employ architectural materials consistent with contemporary building practices, such as high quality wall systems in glass, metal, masonry, high quality architectural concrete, or hardwood. Glazing shall not be highly reflective nor mirrored.
- Building envelopes shall support environmentally responsible design by reducing heat loads, improving energy efficiency, maximizing occupant comfort, and using sustainable materials.
- Podium and ground-floor levels facing publicly accessible open spaces, including streets, the riverfront, the Crescent Park, and Ping Tom Park shall be detailed to enhance the pedestrian environment and shall be complementary to the context.
- Building designs shall incorporate bird-friendly design features to mitigate fatalities.
- Podium roofs shall incorporate active amenity decks and landscaping as appropriate to building uses.
- Any required ventilation shall be integrated within the design of the building facade.

Exhibit 14.1

DESIGN GUIDELINES

13502

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13503

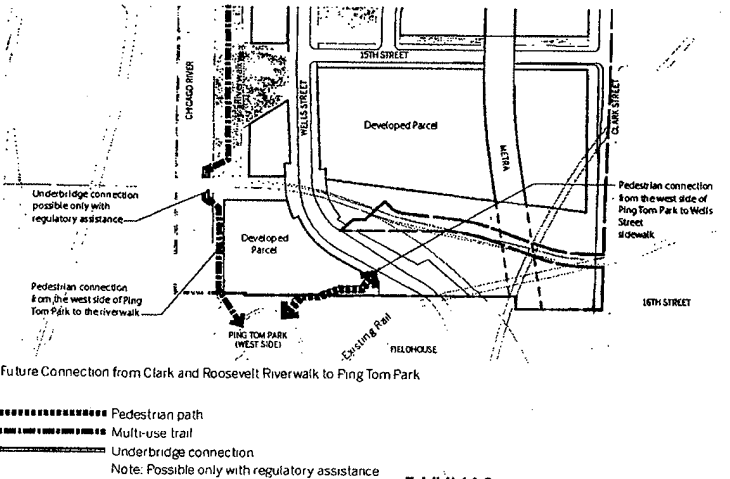
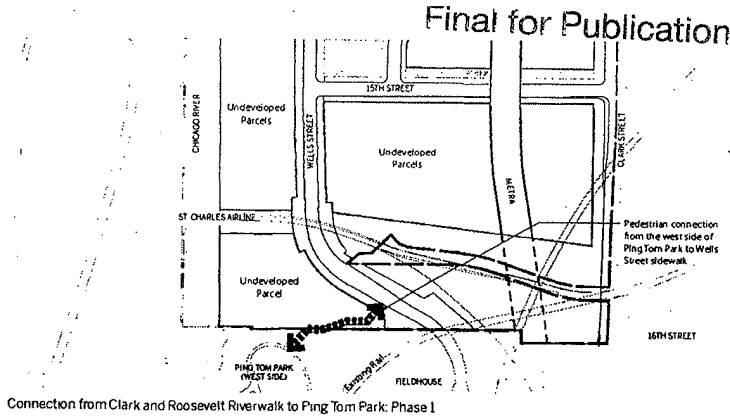


Exhibit 14.2
DESIGN GUIDELINES-
PING TOM PARK CONNECTION

Applicant: Roosevelt/Clark Partners, LLC
Address: 105-223 West Roosevelt Road/1200-1558 South Clark Street, Chicago, Illinois
Introduced: March 13, 2019
Plan Commission: T80

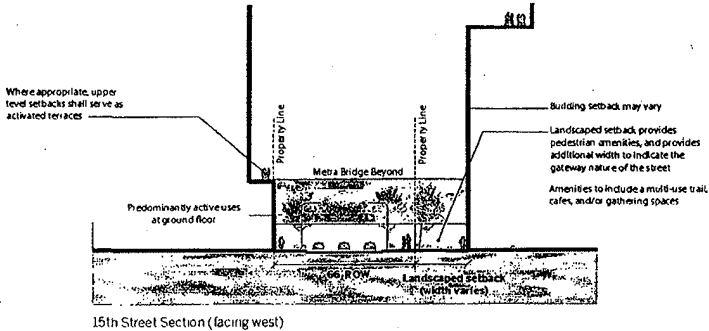
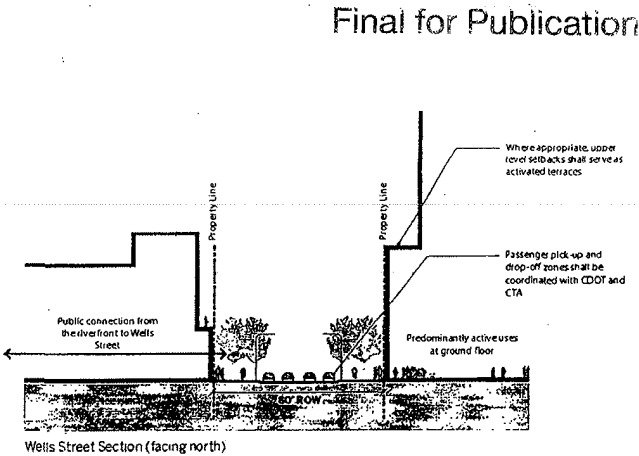


Exhibit 14.3
DESIGN GUIDELINES-
STREETSCAPE SECTIONS

Applicant: Roosevelt/Clark Partners, LLC
Address: 105-223 West Roosevelt Road/1200-1558 South Clark Street, Chicago, Illinois
Introduced: March 13, 2019
Plan Commission: T80

13504

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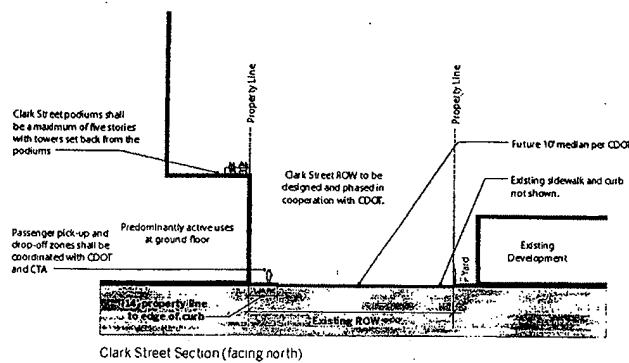
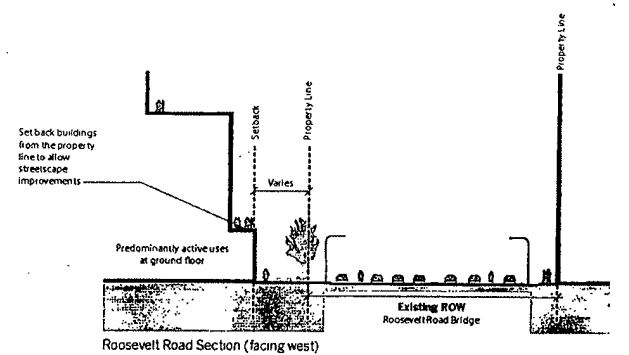


Exhibit 14.3
DESIGN GUIDELINES-
STREETSCAPE SECTIONS

Applicant: Roosevelt/Clark Partners, LLC
Address: 101 233 West Roosevelt Road/1200 1558 South Clark Street, Chicago, Illinois
Introduced: March 13, 2019
Plan Commission: TBD

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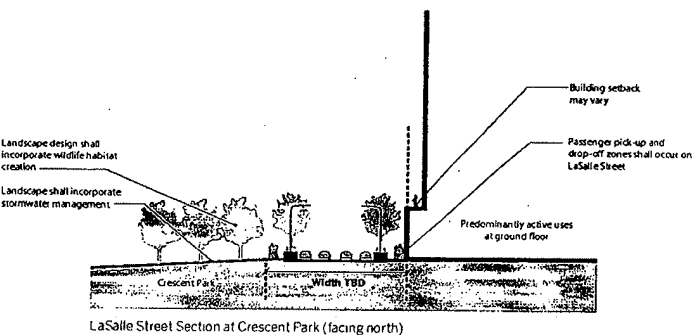
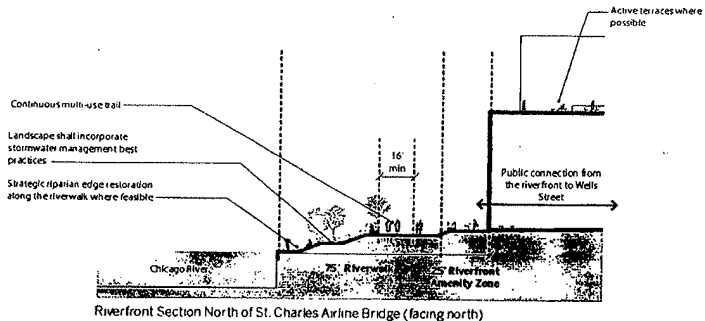
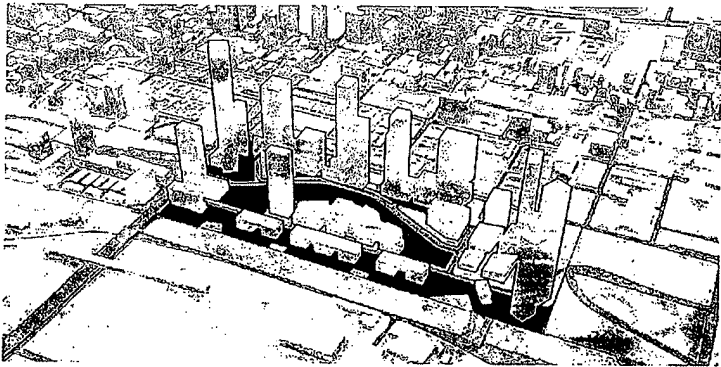


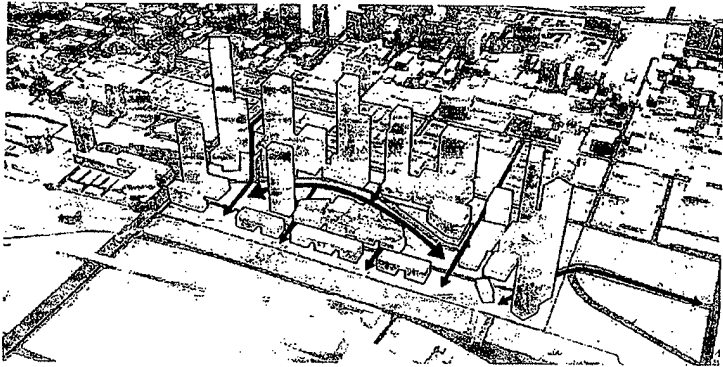
Exhibit 14.3
DESIGN GUIDELINES-
STREETSCAPE SECTIONS

Applicant: Roosevelt/Clark Partners, LLC
Address: 101 233 West Roosevelt Road/1200 1558 South Clark Street, Chicago, Illinois
Introduced: March 13, 2019
Plan Commission: TBD

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1. Concentrate density to provide contiguous and usable open spaces



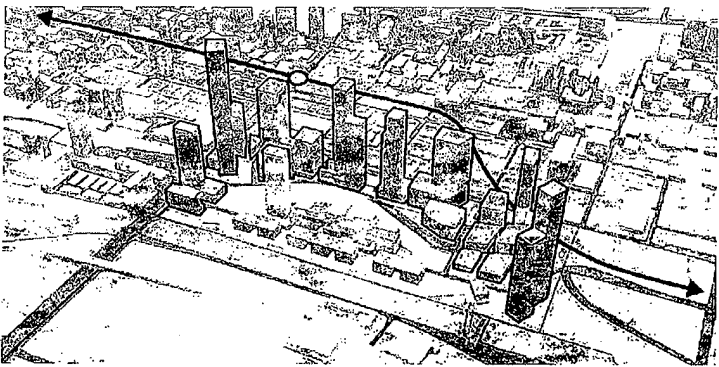
2. Provide pedestrian access points to the riverfront

Note: Illustrative massing shows maximum allowable heights and gross floor area allowed by the bulk regulations and data table.

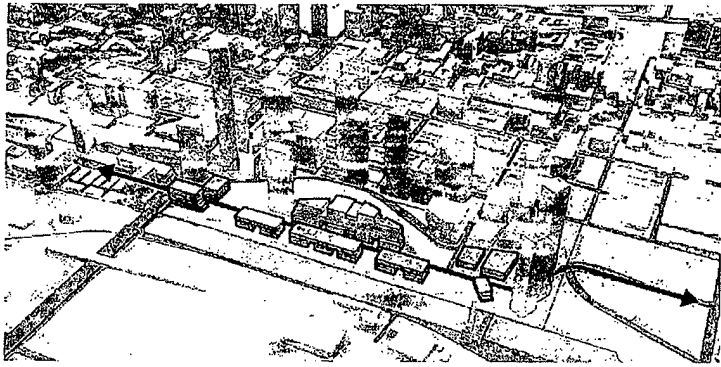
Exhibit 14.4
DESIGN GUIDELINES-
SITE MASSING PRINCIPLES

Applicant: Roosevelt/Clark Partners, LLC
Address: 101-103 West Roosevelt Road/1200-1558 South Clark Street, Chicago, Illinois
Introduction: March 13, 2019
Plan Commission: 180

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3. Locate taller buildings along major streets, close to transit, and adjacent to open spaces



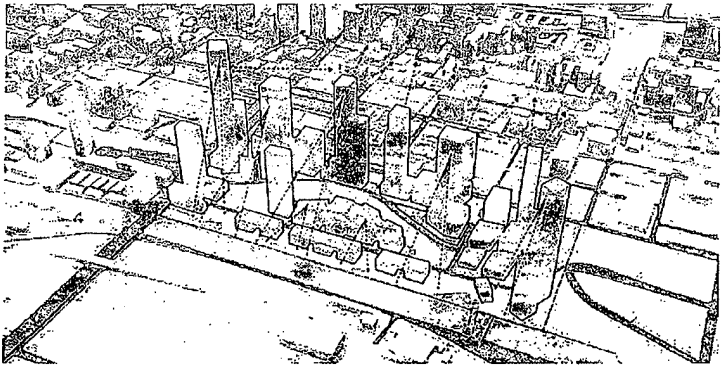
4. Locate pedestrian-scaled development along the riverfront and Wells Street, north of the St. Charles Airline

Note: Illustrative massing shows maximum allowable heights and gross floor area allowed by the bulk regulations and data table.

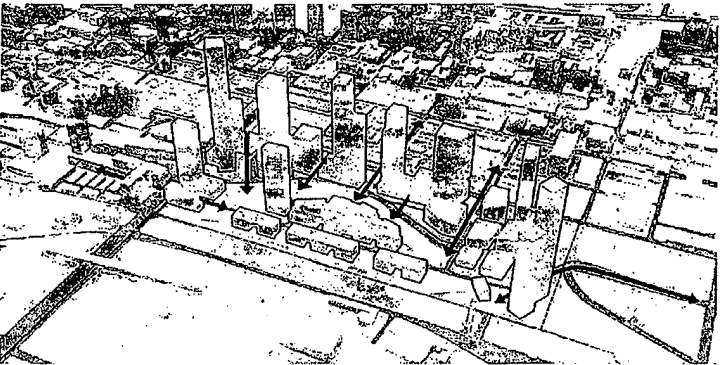
Exhibit 14.4
DESIGN GUIDELINES-
SITE MASSING PRINCIPLES

Applicant: Roosevelt/Clark Partners, LLC
Address: 101-103 West Roosevelt Road/1200-1558 South Clark Street, Chicago, Illinois
Introduction: March 13, 2019
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5. Maximize visual connections to riverfront activity, the city, and Lake Michigan



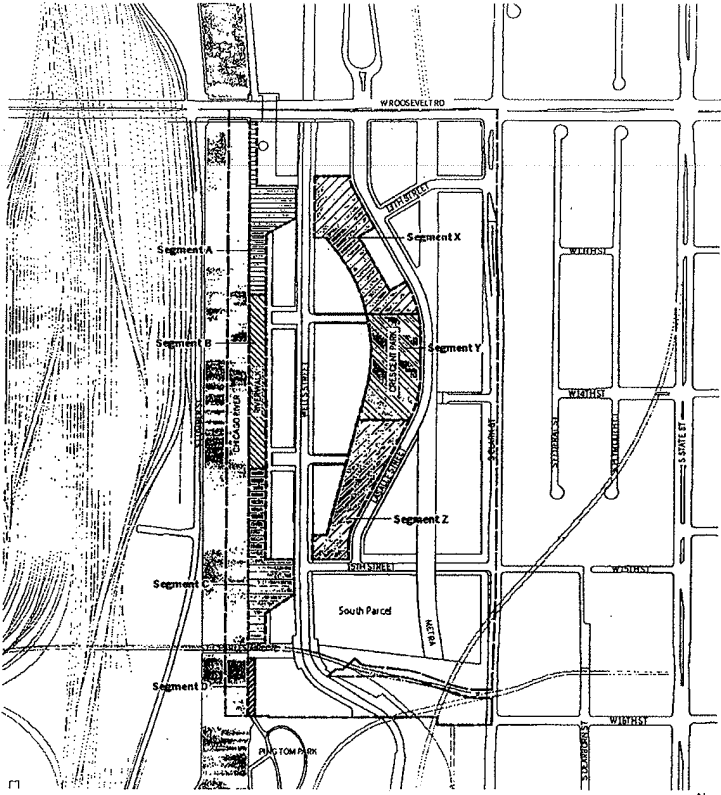
6. Connect to the city grid with pedestrian and vehicular connectivity

Note: Illustrative massing shows maximum allowable heights and gross floor area allowed by the bulk regulations and data table.

Exhibit 14.4
DESIGN GUIDELINES-
SITE MASSING PRINCIPLES

Applicant: Roosevelt/Clark Partners, LLC
Address: 100, 203 West Roosevelt Road/1200-1558 South Clark Street Chicago, Illinois
Introduced: March 13, 2019
Plan Commission: T80

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Note: Boundaries are illustrative and subject to change

Exhibit 15.1
OPEN SPACE BUILDOUT
PARAMETERS
SCALE: 1"=400'

Applicant: Roosevelt/Clark Partners, LLC
Address: 100, 203 West Roosevelt Road/1200-1558 South Clark Street Chicago, Illinois
Introduced: March 13, 2019
Plan Commission: T80

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DLA Piper LLP (US)
444 West Lake Street, Suite 900
Chicago, Illinois 60606
www.dlapiper.com



Richard F. Klawiter
richard.klawiter@dlapiper.com
T 312.368.7243

March 6, 2019

Open Space Buildout Parameters

Buildable Area		Open Space Area		Minimum Delivery	
Built FAR Area	Built FAR Area Percentage	Built Open Space Area	Built Open Space Area Percentage	Riverfront Segments	Crescent Park Segments
2M SF	15%	157,000 SF	34%	A	X
4M SF	30%	299,000 SF	64%	A, B	X, Y
6M SF	46%	464,000 SF	100%	A, B, C, D	X, Y, Z

- Notes:
- Riverfront area South of St. Charles will be built in conjunction with the adjacent development parcel.
 - Riverfront area North of St. Charles will be built in conjunction with adjacent riverfront development parcels and in no less than 750 foot increments at a time.
 - Built FAR Area percentages based on maximum FAR allowed.
 - Upon completion of 1 million SF built at the South Parcel, Riverfront Segments B and C will be delivered.

The Honorable James Cappleman, Acting Chair
City of Chicago Committee on Zoning
Room 304, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

Martin Cabrera, Jr., Chairman
City of Chicago Plan Commission
Room 1000, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

Re: Application for Waterway Residential-Business Planned Development
101-213 West Roosevelt Road / 1200-1558 South Clark Street

Dear Acting Chairman Cappleman:

The undersigned, Richard Klawiter, an attorney with the law firm of DLA Piper LLP (US), which firm represents Roosevelt/Clark Partners, LLC, the applicant for a proposal to rezone the subject property from Waterway Residential-Business Planned Development to Waterway Residential-Business Planned Development, as amended, certifies that he has complied with the requirements for Section 17-13-0107 of the Chicago Zoning Ordinance by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet of each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways. Said written notice was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; a statement that the applicant intends to file the application for change in zoning on approximately March 6, 2019, and a source for additional information on the application.

The undersigned certifies that he has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

Very truly yours,

DLA Piper LLP (US)

Richard Klawiter

Subscribed and sworn to before me
This 1st day of March, 2019.

Emily Libs
Notary Public

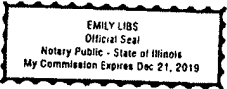


Exhibit 15.2
OPEN SPACE BUILDOUT
PARAMETERS

Applicant
Address
Introduced
Plan Commission

Roosevelt/Clark Partners, LLC
101-213 West Roosevelt Road / 1200-1558 South Clark Street, Chicago, Illinois
March 13, 2019
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DLA Piper LLP (US)
444 W. Lake Street Suite 900
Chicago, Illinois 60606
www.dlapiper.com

Richard Klawiter
Richard.klawiter@dlapiper.com
T 312.368.7243

March 6, 2019

FIRST CLASS MAIL

Dear Sir or Madam:

As required by Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about March 6, 2019, the undersigned, on behalf of Roosevelt/Clark Partners, LLC (the "Applicant"), intends to file an application to rezone the property located at 101-213 West Roosevelt Road / 1200-1558 South Clark Street, Chicago, Illinois, (the "Property") from Waterway Residential-Business Planned Development to Waterway Residential-Business Planned Development, as amended. A map of the Property is printed on the reverse side of this letter.

With additional community input, the Applicant has relocated the proposed Red Line station to be within the boundaries of the previously-approved Waterway Residential-Business Planned Development. This change requires an additional use to be added to the Planned Development.

The Property is currently vacant. The application requests a rezoning of the Property from Waterway Residential-Business Planned Development to Waterway Residential-Business Planned Development, as amended in order to add Major Utilities and Services as a permitted use in order to accommodate the location of a new CTA transit station on the subject property.

Please note that the Applicant is not seeking to rezone or purchase your property. You are receiving this notice as required by the Chicago Municipal Code because the assessor's tax records indicate that you own property within 250 feet of the Property.

I am an authorized representative of the Applicant and my address is 444 W. Lake Street, Suite 900, Chicago, IL 60606. The Applicant is the owner of the property and its address is 350 W. Hubbard, Suite 300, Chicago, IL 60654.

Please contact me at 312-368-7423 with questions or to obtain additional information.

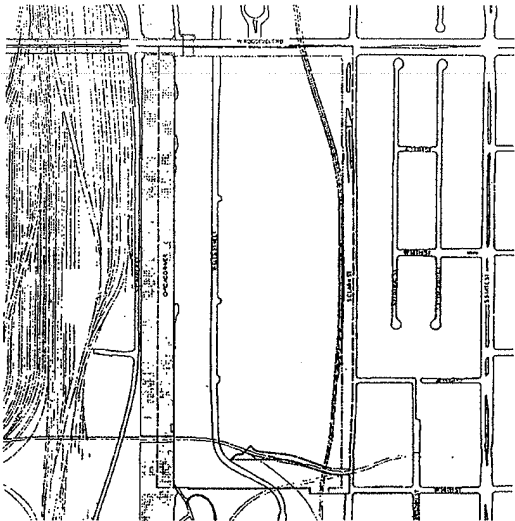
Very truly yours,

DLA Piper LLP (US)

Richard Klawiter

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MAP



PINS

17-21-203-002-0000	17-21-210-002-0000	17-21-210-064-0000
17-21-203-004-0000	17-21-210-003-0000	17-21-210-086-0000
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17-21-203-007-0000	17-21-210-006-0000	17-21-210-095-0000
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17-21-209-007-0000	17-21-210-082-0000	17-21-210-101-0000
		17-21-502-001-0000

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**COMMITTEE ON ZONING, LANDMARKS
AND BUILDING STANDARDS.**

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF
AREA SHOWN ON MAP NO. 4-F.

[SO2018-4455]

(Committee Meeting Held December 11, 2018)

The Committee on Zoning, Landmarks and Building Standards submitted the following
report:

CHICAGO, December 11, 2018.

To the President and Members of the City Council:

WRBPD 1434

Presenting a report for your Committee on Zoning, Landmarks and Building Standards
which held a meeting on December 11, 2018, the following item was passed by a majority
of the members present:

Page 1 contains a map amendment for 101 -- 213 West Roosevelt Road and
1200 -- 1558 South Clark Street.

I hereby move for passage of the proposed substitute ordinance transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman.

On motion of Alderman Solis, the said proposed substitute ordinance transmitted with the
foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris,
Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Lopez, Foulkes, D. Moore, Curtis,
O'Shea, Cochran, Brookins, Muñoz, Tabares, Scott, Solis, Maldonado, Burnett, Ervin,
Taliaferro, Reboyras, Santiago, Waguespack, Mell, Austin, Villegas, Mitts, Sposato, Laurino,
O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman,
J. Moore, Silverstein -- 48.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

Alderman Burke abstained from voting pursuant to Rule 14 of the City Council's Rules of
Order and Procedure, disclosing that he had represented parties to this ordinance in
previous and unrelated matters.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the
DS-3 Downtown Service District symbols and indications as shown on Map Number 4-F in
the area bounded by:

West Roosevelt Road; South Clark Street; a line beginning at a point 116 feet north of
vacated West 16th Street as measured along the west line of South Clark Street that is
westerly 135.20 feet along the arc of a circle having a radius of 375.00 feet concave
northerly and whose chord bears north 79 degrees, 49 minutes, 52 seconds west a
distance of 135.20 feet; a line north 69 degrees, 46 minutes, 04 seconds west a
distance of 101.85 feet; a line north 69 degrees, 49 minutes, 57 seconds west a
distance of 26.00 feet; a line along the arc of a circle having a radius of 407.80 feet
concave southerly and whose chord bears north 75 degrees, 52 minutes, 04 seconds
west a distance of 85.51 feet a distance of westerly 85.67 feet; a line north 83 degrees,
47 minutes, 05 seconds west a distance of 164.45 feet; a line north 69 degrees,
43 minutes, 24 seconds west a distance of 25.16 feet; a line north 43 degrees,
07 minutes, 24 seconds west a distance of 31.91 feet to a point on the easterly dock
line of the former south branch of the Chicago River; a line south 46 degrees,
47 minutes, 47 seconds west along the easterly dock line of the former south branch of
the Chicago River a distance of 73.33 feet; a line south 89 degrees, 54 minutes,
55 seconds west a distance of 32.69 feet; a line south 49 degrees, 36 minutes,
35 seconds a distance of 46.38 feet; a line north 89 degrees, 54 minutes, 55 seconds
east a distance of 296.25 feet; a line easterly along the arc of a circle having a radius
of 375.00 feet concave southerly and whose chord bears south 78 degrees,
32 minutes, 39 seconds east a distance of 109.97 feet for a distance of 110.36 feet; a
line south 69 degrees, 46 minutes, 04 seconds east a distance of 136.90 feet; a line

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easterly along the arc of a circle having a radius of 391.00 feet concave northerly and whose chord bears south 79 degrees, 33 minutes, 50 seconds east a distance of 135.64 feet for a distance of 136.33 feet; South Clark Street; vacated West 16th Street; a line 155.40 feet west of and parallel to South Clark Street; the north line of vacated West 16th Street; and the south branch of the Chicago River,

to those of a DX-5 Downtown Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the DX-5 Downtown Mixed-Use District symbols and indications as shown on Map Number 4-F in the area described in Section 1 to those of a Waterway Residential-Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Waterway Residential-Business Planned Development No. 1434.

1. The area delineated herein as Waterway Residential-Business Planned Development Number 1434 (the "Planned Development" or "P.D.") consists of approximately 2,301,758 square feet of net site area (after right-of-way adjustments contemplated herein) together with certain portions of adjacent rights-of-way, which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, Roosevelt/Clark Partners LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control for purposes of this statement shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground/air-rights

lessors of the Property, subject, however, to the following exceptions and conditions: (a) any changes or modifications to this Planned Development applicable to or in a given subarea need only be made or authorized by the owners and/or any ground/air-rights lessors of such subarea; provided, however, that for so long as the Applicant or any affiliate thereof owns or controls any part of the Property, any application to the City for any such changes or modifications (administrative, legislative or otherwise) must in all cases be additionally authorized by the Applicant, (b) where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein and (c) for so long as the Applicant or any affiliate thereof owns or controls any part of the Property, such entity may apply for any changes or modifications (administrative, legislative or otherwise) without the consent of any other owner or owners. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein including any ground or air-rights leases. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein including any ground or air-rights leases (but not including an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred the term "Applicant" shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder; provided, however that the Applicant's right to authorize changes or modifications to this Planned Development for so long as it owns or controls all or any portion of the Property as set forth in clause (a) of this Statement Number 2 above shall not be deemed amended or transferred to apply to a transferee (or its beneficiaries as aforesaid) unless expressly assigned in a written instrument executed by the original Applicant hereunder.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation ("CDOT") on behalf of the Applicant or its successors, assigns or grantees. Proposed right-of-way adjustments are shown in the attached "Right of Way Adjustment Map", including the proposed dedication of approximately 250,271 square feet of new right-of-way and the vacation of approximately 185,676 square feet of unimproved existing right-of-way. To the extent CDOT determines that compensation is payable to the City by the Applicant for existing right-of-way to be vacated, the Applicant shall receive credit on a square footage basis for all right-of-way to be dedicated in determining such compensation.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

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Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago. Prior to issuance of any site plan approval as contemplated by Statement 15, the Applicant shall submit a site plan and coordinate with CDOT to determine whether an updated traffic study is required in conjunction with each site plan approval submission that contemplates the full extent of the proposed development reflected in such site plan and which details the anticipated vehicular and pedestrian impact of such project on both the subject site and area infrastructure. Further, the Applicant shall cooperate with CDOT to ensure the design of any adjacent public way is acceptable and consistent with surrounding public way and CDOT plans. The study and site plan shall detail the specific improvements and necessary infrastructure upgrades, which shall be incorporated into the site plan approval. Accordingly, the Applicant or its successors and assigns, agrees to fund the design and installation of the traffic improvements identified by the study at its sole cost. This may include but is not limited to:

- New traffic signals at Wells Street at the Northern Access (13th Place) and Middle Access Drives (14th Place).
- New traffic signals at Clark Street at the development's parking entrance (14th Place).
- Additional traffic signal infrastructure at Clark Street at 15th Street to accommodate an eastbound approach. Install pedestrian countdown signals on all legs of this intersection.
- Additional traffic signal infrastructure at LaSalle Street (private) and Roosevelt Road to accommodate a northbound approach.
- Additional traffic signal infrastructure at 13th Street (private) and Clark Street to accommodate an eastbound approach. Install pedestrian countdown signals on all legs of this intersection.
- Install pedestrian countdown signals on all legs of Clark and Roosevelt.

The Applicant acknowledges that the Clark Street right-of-way adjacent to the site is partially occupied by Metra railroad tracks, and the alignment and cross-section of Clark Street in this area is inadequate as a result. Subsequent to the relocation of these railroad tracks as part of the Proposed Infrastructure Improvements plan, the Applicant shall cooperate with CDOT to develop and implement plans for the improvement of the affected parts of Clark Street adjacent to the site as determined

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necessary by CDOT. The plan for Clark Street will contemplate a future curb line on the west side of Clark Street to be adjusted to 14 feet east of the eastern property line of the site wherever the existing curb is greater than 14 feet from the property line and the cross-section of Clark Street will be adjusted as needed to provide additional turn lanes and medians to accommodate existing and anticipated traffic demands (the "Initial Clark Street Improvements"). A certificate of occupancy for any parcel adjacent to Clark Street shall not be granted until the Initial Clark Street Improvements are implemented (in part or in whole) to the satisfaction of CDOT.

The Applicant acknowledges that the private roadway described in the plan as "LaSalle Street" will be owned and maintained by the development while allowing public access at all times for the ingress and egress of pedestrians, bicycles, and vehicular traffic within and across the site. The Applicant shall enter into an easement agreement with the City of Chicago for the public vehicular and pedestrian access to the private road known as LaSalle Street, between Roosevelt Road and 15th Street, to be executed upon completion of its construction.

The Applicant acknowledges that 15th Street as contemplated in this plan, is to be dedicated Public Right-of-Way pursuant to the CDOT Dedication process. This road must be constructed and dedicated in conjunction with the development of the adjacent parcels, or as required by subsequent traffic studies and site plan approval of any development parcel.

Pursuant to a negotiated and executed Perimeter Restoration Agreement by and between CDOT's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the CDOT's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any CDOT and DPD Part II Review permitting. The Perimeter Restoration Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed

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and constructed in accordance with CDOT's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow CDOT's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

4. This Planned Development consists of 20 Statements; a Bulk Regulations Table and the following Exhibits:

- Exhibit 1 -- Existing Zoning Map
- Exhibit 2 -- Surrounding Land-Use Map
- Exhibit 3 -- Planned Development Boundary and Property Line
- Exhibit 4 -- Rights-of-Way Adjustment
- Exhibit 5 -- Site Plan
- Exhibit 6 -- Proposed Open Space Plan
- Exhibit 7 -- Open Space Use Overlays
- Exhibit 8 -- Conceptual Circulation
- Exhibit 9 -- Conceptual Access
- Exhibit 10 -- Subareas
- Exhibit 11 -- Proposed Infrastructure Improvements (Overall, Wells Street, 15th Street, River Wall, Metra)
- Exhibit 12 -- Future Ping Tom Park Connection
- Exhibit 13 -- Conceptual Phasing Plan
- Exhibit 14 -- Design Guidelines -- 3 pages (Ping Tom Park Connection, Streetscape Sections -- 3 pages, Site Massing Principles -- 3 pages)
- Exhibit 15 -- Open Space Buildout Parameters -- 2 pages

prepared by Skidmore, Owings & Merrill LLP and dated November 15, 2018, submitted herein (collectively, the "Plans"). In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code

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shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses are permitted in the area delineated herein as a Planned Development _____:

Subareas 1 and 2:

Artist and business live/work space (on and above the ground floor), multi-unit residential (on and above the ground floor), group living (including elderly housing, assisted living, nursing home, student housing), colleges and universities, cultural exhibits and libraries, day care, hospital, lodge or private club, parks and recreation (including, without limitation, community centers, recreation buildings and similar assembly uses), postal service, public safety services, religious assembly, school, minor utilities and services, animal services, artist work or sales space, business support services (except day labor employment agency), urban farms (indoor, outdoor and rooftop), communication service establishment, eating and drinking establishments, shared kitchen, entertainment and spectator sports, indoor special event (including incidental liquor sales), financial services, food and beverage retail sales (including liquor sales), lodging (bed and breakfast, hotel/motel and vacation rental), medical service, office, electronic data storage center, accessory and non-accessory parking, personal service, repair or laundry service (consumer), retail sales, participant sports and recreation (outdoor, indoor and children's play center), light equipment sales/rental (indoor/outdoor), co-located wireless communication facilities, piers, docks, watersport and water craft rental and sales, food hall, co-generation facilities and renewable energy installations, and accessory and incidental uses.

Subarea 3:

Artist and business live/work space (on and above the ground floor), multi-unit residential (on and above the ground floor), group living (including elderly housing, assisted living, nursing home, student housing), townhouse, two-flat, colleges and universities, cultural exhibits and libraries, day care, hospital, lodge or private club, parks and recreation (including, without limitation, community centers, recreation buildings and similar assembly uses), postal service, public safety services, religious assembly, school, minor utilities and services, animal services, artist work or sales space, business support services (except day labor employment agency), urban farms (indoor, and rooftop), communication service establishment, eating and drinking establishments, shared kitchen, entertainment and spectator sports, indoor special event (including incidental liquor sales), financial services, food and beverage retail sales (including liquor sales), lodging

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(bed and breakfast, hotel/motel and vacation rental), medical service, office, electronic data storage center, accessory and non-accessory parking, personal service, retail sales, participant sports and recreation (outdoor, indoor and children's play center), light equipment sales/rental (indoor/outdoor), co-located wireless communication facilities, food hall, co-generation facilities and renewable energy installations, and accessory and incidental uses.

Subarea 4:

Artist and business live/work space (on and above the ground floor), multi-unit residential (on and above the ground floor), group living (including elderly housing, assisted living, nursing home, student housing), colleges and universities, cultural exhibits and libraries, day care, lodge or private club, parks and recreation (including, without limitation, community centers, recreation buildings and similar assembly uses), artist work or sales space, urban farms (indoor, and rooftop), school, eating and drinking establishments, shared kitchen, entertainment and spectator sports, indoor special event (including incidental liquor sales), financial services, food and beverage retail sales (including liquor sales), lodging (bed and breakfast, hotel/motel), medical service, office, accessory parking, personal service, retail sales, participant sports and recreation (outdoor, indoor and children's play center), light equipment sales/rental (indoor/outdoor), co-located wireless communication facilities, piers, docks, watersport and water craft rental and sales, food hall, co-generation facilities and renewable energy installations, and accessory and incidental uses.

Open Space:

Notwithstanding the foregoing uses permitted in Subareas 1 -- 4, the following uses are permitted in the Open Space Use Overlays identified on Exhibit 7:

Open space overlay A: daycare, parks and recreation, arboretums and botanical gardens, band shells and outdoor theaters, beaches, canoe/boat launch, community center, recreation building and similar assembly use, community garden, conservatories and greenhouses, dog park, fishing pier, harbor facilities, ice skating rink (indoor and outdoor), marinas, miniature golf, passive open space, playgrounds including water play areas, trails for hiking, bicycling, or running, cultural exhibits and libraries, minor utility service, food and beverage retail sales (including liquor sales), general retail sales, eating and drinking establishments (all), field house, locker rooms or similar buildings that support primary outdoor recreation areas, kiosks, accessory off-street parking, restrooms, storage and maintenance areas/buildings, temporary uses, wireless communication facilities (co-located and freestanding), additional parks and recreation uses not listed above when approved as an administrative adjustment, and accessory and incidental uses.

Open space overlay B: daycare, parks and recreation, arboretums and botanical gardens, band shells and outdoor theaters, batting cage, community center, recreation building and similar assembly use, community garden, conservatories and greenhouses, dog park, fishing pier, forest or nature preserve, harbor facilities, ice skating rink (indoor and outdoor), miniature golf, passive open space, playgrounds including water play areas, playing courts (basketball, volleyball, etc.), playing fields (baseball, soccer, etc.), skate park, swimming pools, tennis courts (indoor and outdoor), trails for hiking, bicycling, or running, cultural exhibits and libraries, minor utility service, food and beverage retail sales (including liquor sales), general retail sales, eating and drinking establishments (all), field house, locker rooms or similar buildings that support primary outdoor recreation areas, kiosks, accessory off-street parking, restrooms, storage and maintenance areas/buildings, temporary uses, wireless communication facilities (co-located and freestanding), additional parks and recreation uses not listed above when approved as an administrative adjustment, and accessory and incidental uses.

In addition, temporary uses and additional uses established by the Zoning Ordinance after the date of establishment of this Planned Development that are consistent with the character of the development, as determined and approved by the Zoning Administrator in accordance with Statement 12, shall be allowed.

Parking:

- a. Minimum Requirements for uses are as follows and must comply with the requirements of Section 17-10-1000 parking area design:

Non-residential: None for the first 70,000 square feet then 0.3 spaces per ten thousand (10,000) square feet.

Residential: 0.25 parking spaces per unit for the first 100 units; 0.1 parking spaces per unit for each unit thereafter, including efficiency units.

- b. Location. All parking spaces required to serve buildings or uses shall be located on the same parcel as the building or use served, or (a) if a residential use, within six hundred (600) feet, with such distance measured from the property line; or (b) if commercial use, within one thousand (1,000) feet, with such distance measured from the property line.
- c. Vehicular entrances and exits to accessory automobile parking areas shall be located in general conformance with the Conceptual Access Plan attached hereto. Provided, however, that temporary or relocated driveways

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shall be permitted within the Planned Development subject to the review and approval of CDOT and DPD in accordance with Statement 15.

- d. Transit Served Locations. This Planned Development qualifies as a transit served location as defined under Section 17-10-0102-B of the Zoning Ordinance. As a result, the parking requirements provided herein may be further reduced by the maximum amounts permitted under Section 17-10-0102-B and upon approval by DPD.
 - e. Loading. Minimum off-street loading shall be provided in accordance with the regulations applicable in the DX-5 Downtown Mixed-Use District of the Chicago Zoning Ordinance existing on the effective date hereof. The location of loading berths shall be subject to the review of CDOT and the approval of DPD. Loading requirements may be reduced or required loading may be shared by more than one parcel, subject to the review and approval of CDOT and DPD in accordance with Statement 15.
6. On-Premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of DPD. Off-Premises signs are prohibited within the boundary of the Planned Development.
 7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
 8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 2,301,758 square feet and a base FAR of 5.0.

The Applicant acknowledges that the project has received an initial bonus FAR of .65, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this initial bonus FAR, the total initial FAR for the Planned Development is 5.65. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

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The bonus payment will be split between three separate funds, as follows: 80 percent to the Neighborhoods Opportunity Fund, 10 percent to the Citywide Adopt-a-Landmark Fund and 10 percent to the Local Impact Fund. In lieu of paying the City directly, DPD may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or, (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
 10. The Site Plan and Open Space Plan shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by DPD. Any interim reviews associated with Site Plan Review or Part II Reviews, are conditional until final Part II Approval.
 11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other applicable provision of the Municipal Code of Chicago.
 12. The terms and conditions of development under this Planned Development ordinance including, without limitations, modifications to the exhibits and design guidelines, may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. It is hereby acknowledged that many of elements of the exhibits and design guidelines including, but not limited to, sections and access, circulation and open space plans, are illustrative and may change as the Property is developed. Such modifications shall be permitted if approved by the Zoning Administrator pursuant to Section 17-13-0611-A.
- In order to encourage architectural diversity and excellence in design, the Applicant will provide a detailed checklist to show and ensure that each site plan submittal substantially complies with the Design Guidelines as part of the Part II Review process. Revisions and modifications to any previously approved site plan, landscape plan or building elevations must be substantially consistent with the aforementioned guidelines.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the

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Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain buildings in a manner that provides healthier indoor environments, reduces operating costs, conserves energy and maximizes the preservation of natural resources. The Applicant agrees to be in compliance with the City of Chicago Sustainable Development Policy set forth by DPD in effect at the time of the Part II Review process is initiated for each improvement (Phase, subarea or subparcel) that is subject to the aforementioned Policy and must provide documentation verifying compliance provided, however, that the Zoning Administrator may approve alternative methods of satisfying the City of Chicago Sustainable Development Policy.
15. Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance) for any buildings, the Applicant shall submit a site plan, landscape plan and building elevations for the specific subarea(s) or portion of specific subarea(s) for review and approval by DPD. Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Subarea Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire subarea, only a site plan for such portion of the Property shall be required.

No Part II Approval for any portion of the Property shall be granted until Site Plan Approval has been granted. Following approval by DPD, the approved subarea Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the P.D.

Provided the Site Plan Submittal required hereunder is in general conformance with this Planned Development and the Design Guidelines, and provided Applicant has timely provided all Site Plan Submittals, the Commissioner of DPD (the "Commissioner") shall issue such Site Plan Approval and the Plan Commission shall conduct its review hearing of the Site Plan Submittal. Following approval of a Site Plan Submittal by the Commissioner, the approved plan shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development.

After approval of the Subarea Site Plan, changes or modifications may be made pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the P.D., the terms of the P.D. shall govern. Any Subarea Site Plan or Subparcel Site Plan Approval Submittals shall, at a minimum, provide the following information:

- a. the boundaries of the property and a site plan identifying the proximity to public transit;

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- b. the footprint of the improvements;
- c. location and dimensions of all parking spaces and loading berths;
- d. preliminary landscaping plan prepared by a landscape architect;
- e. all pedestrian circulation routes;
- f. the location of any adjacent public improvements;
- *h. preliminary building sections and elevations of the improvements with a preliminary building materials list; and
- i. statistical information applicable to the property limited to the following:
 - (1) floor area and floor area ratio;
 - (2) uses to be established;
 - (3) building heights;
 - (4) all setbacks, required and provided;
 - (5) floor area devoted to all uses (e.g. office, retail, etc.);
 - (6) number of dwelling units (if applicable);
 - (7) number of parking spaces;
 - (8) number of loading spaces/berths;
 - (9) if mutually agreed upon by the Applicant and DPD, a School Impact Study may be required with any future site plan submittal; and
 - (10) an approved Site Plan by CDOT (as provided in Statement 3), Fire Prevention Bureau, Mayor's Office for People with Disabilities, and the Building Departments Division of Storm Water Management.

Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the P.D. and the associated Design Guidelines.

* Editor's Note: Lettering sequence error; (g) missing in original document.

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16. Subject in all cases to the other statements, terms, regulations and provisions of this Planned Development, the Applicant shall have the right to designate additional subareas within the Planned Development from time to time in order to promote orderly development, to facilitate financing, acquisition, leasing or disposition of the Property or relevant portions thereof, to designate zoning control or to otherwise administer this Planned Development. The designation and redesignation of subareas shall not in and of itself require an amendment or minor change to this Planned Development; provided, however, Applicant shall provide notice of all material terms of any such designation to DPD, including the designated area and the bulk regulations that will apply therein, for DPD's administrative purposes to facilitate Part II Review for any such designated subarea. In furtherance of the foregoing, and in all cases subject to the other statements, terms, regulations and provisions of this Planned Development, the Applicant may allocate or assign the development rights under the Planned Development to and among the designated subareas including, but not limited to, building height, dwelling units and parking; provided, however, that the regulations and limitations set forth in the Bulk Regulations and Data Table and the Plans applicable to the entirety of the Planned Development shall not be exceeded or increased as a result of any such designation(s).
17. The Applicant acknowledges and agrees that the rezoning of the Property from DS-3 Downtown Service District to DX-5 Downtown Mixed-Use District, and then to this Planned Development, triggers the requirements of Section 2-45-115 of the Municipal Code of Chicago (the "Affordable Requirements Ordinance" or "ARO"). The Applicant further acknowledges and agrees that this Planned Development may receive financial assistance from TIF Funds, which increases the percentage of units required to be affordable from 10 percent to 20 percent and modifies the income eligibility and affordability standards, as specified in the ARO. The Property is located in a "downtown district" within the meaning of the ARO, and the Planned Development permits the construction of a maximum of 10,000 residential units. If the Applicant constructs the maximum number of permitted units, the Applicant's affordable housing obligation will be 2,000 ARO units (20 percent of 10,000) (the "Total ARO Unit Requirement"), assuming the Planned Development receives TIF assistance. Due to the scale of this Planned Development, its proximity to the central business district, and its anticipated impact on surrounding neighborhoods, the City and the Applicant have agreed to establish modified affordable housing requirements. Except as modified herein, the requirements in Section 2-45-115 shall remain in full force and effect.
- (1) Prepayment Requirement. The Applicant shall make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$10 Million within six months of City Council approval of this Planned Development (the "Prepayment"). This payment would not otherwise be due until the issuance of building permits for residential buildings in the Planned Development, and therefore, in consideration of this early commitment of funds, the City has agreed to give the Applicant credit for the Prepayment at the rate of 1.5 times the 2019 "in lieu fee" for an ARO unit in the downtown district, which equals 82 units (\$10,000,000 divided by \$182,748 x 1.5 = 82.1 rounded down).

- (2) On-Site Unit Requirement. The Applicant shall provide at least 25 percent of the Total ARO Unit Requirement (or 500 units if the maximum number of 10,000 residential units is constructed in the Planned Development) on-site (i.e., within the Planned Development). The Applicant agrees that no building within the Planned Development shall include more than 40 percent ARO units (unless otherwise allowed at the sole discretion of the Commissioner).
- (3) Off-Site Unit Option. The Applicant may provide up to 50 percent of the Total ARO Unit Requirement (or 1,000 units if the maximum number of 10,000 residential units is constructed in the Planned Development) off-site (subject to the Commissioner's approval under subsection (V) of the ARO), provided that at least one-half of all off-site ARO units must be located within the area depicted in the Pilsen-Little Village Area Boundaries attached hereto. All other off-site ARO units must comply with the off-site location restrictions for downtown districts as set forth in the ARO, except that ARO units may be located in a Low-Moderate Income area. The Applicant may obtain credit for off-site ARO units in two ways:
- (a) First, the Applicant may directly undertake the development of new off-site ARO units, or purchase and convert existing off-site market-rate units to ARO units, as set forth in and in accordance with the ARO.
- (b) Second, with the Commissioner's approval, which approval shall be in the Commissioner's sole discretion, the Applicant may make a financial contribution ("Off-Site Payment") to a Third Party Developer (as hereinafter defined) for the creation of off-site ARO units in a Third Party Affordable Housing Development (as hereinafter defined). The Applicant shall receive a credit for delivery of ARO units in the amount of the sum of: (i) the number resulting from dividing the Off-Site Payment by the then-applicable "in lieu fee" for an ARO unit in the downtown district, and (ii) the number resulting from multiplying the Remaining Affordable Units (as hereinafter defined) by a fraction, the numerator of which is the Off-Site Payment and the denominator of which is the total project budget for the Third Party Affordable Housing Development, including soft costs. The Applicant shall be deemed to have satisfied all requirements with respect to the creation of off-site ARO units upon the closing of all financing for the construction of the Third Party Affordable Housing Development, provided the Third Party Developer has executed and recorded a regulatory agreement or other instrument obligating the Third Party Developer to use such financing to construct the Third Party Affordable Units. In order to receive a reduction in the amount of the in lieu fee pursuant to 2-45-115(F), the Applicant must provide at least 25 percent of the Total ARO Unit Requirement (or 500 units if the maximum number of 10,000 residential units is constructed in the Planned Development) to an authorized agency pursuant to 2-45-115 (Q).

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As used herein, the following terms shall have the following meanings:

"In Lieu Fee Affordable Units" means the affordable units calculated pursuant to (b)(i) above.

"Third Party Affordable Housing Development" means a residential housing project providing at least 20 percent of Third Party Affordable Units.

"Third Party Affordable Units" means rental or for sale housing that, at a minimum, qualifies as "affordable housing" under the ARO and meets the standards set forth in the definition of "eligibility criteria" in the ARO, including the modified eligibility criteria if the Applicant receives TIF assistance.

"Third Party Developer" means a not-for-profit developer of affordable housing, and not a related entity of the Applicant.

"Remaining Affordable Units" means the total number of Third Party Affordable Units in the Third Party Affordable Housing Development minus the In Lieu Fee Affordable Units.

Example of Off-Site Credit Calculation. For purposes of illustration, if the Applicant contributes \$1,798,570 to a Third Party Affordable Housing Development containing 50 Third Party Affordable Units with a total project budget of \$10 Million, the Applicant would receive a credit for 17 ARO Units, calculated as follows: first, under (b)(1) above, \$1,798,570 (Off-Site Payment) divided by \$179,857 (2018 "in lieu fee" in the downtown district for rental units) = 10 In Lieu Fee Affordable Units; and second, under (b)(2) above, \$1,798,570 (Off-Site Payment) divided by \$10 Million (total project budget) = 18 percent x 40 (Remaining Units) = 7 additional ARO units.

- (4) In Lieu Fee Option. The Applicant shall pay a fee in lieu of the development of at least 25 percent of the Total ARO Unit Requirement (or 500 units if the maximum number of 10,000 residential units is constructed in the Planned Development), less the credit for the Prepayment. In order to receive a reduction in the amount of the in lieu fee pursuant to 2-45-115(F), the Applicant must provide at least 25 percent of the Total ARO Unit Requirement to an authorized agency pursuant to 2-45-115(Q).

If the Planned Development does not receive TIF assistance, the Applicant's affordable housing obligation would be reduced to 1,000 ARO units at maximum build-out (10 percent of 10,000), and the ARO units would not be subject to the modified income eligibility and affordability standards set forth in the ARO for projects

receiving TIF assistance, but in all other respects the provisions of this Statement 17 shall apply.

Prior to the issuance of any building permits for any building or phase of development containing residential units in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must make the required cash payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L) for that building or phase. The cash payment will be calculated at the time of payment (including partial payments for phased developments) and will be based on the then-applicable in lieu fee, as such fee may be adjusted based on changes in the consumer price index in accordance with Section 2-45-115. In addition, prior to the issuance of any building permits for any building or phase of development containing residential units, the Applicant must submit to DPD for its review and approval a plan or update, as applicable, describing how the Applicant intends to meet its ARO obligation. At any point in time during the construction of the Planned Development, the minimum number of housing units in the Planned Development that are ARO units (on-site units) and the minimum fee in lieu due to the City shall satisfy the percentage requirements set forth in subsections 2 and 4 of this Statement 17.

The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Property, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD or any successor department may enforce remedies for any breach of this Statement 17, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

18. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the waterway planned development guidelines contained in the Chicago Zoning Ordinance (Section 17-8-0912) and the Chicago River Corridor Design Guidelines and Standards as may be amended from time to time. To further these goals, the Applicant agrees, as set forth in the Plans, to: (a) provide an expanded 100-foot-wide river setback which includes a continuous 16-foot-wide multi-purpose riverside trail as indicated on the Site Plan (the "Riverwalk"), (b) provide a variety of active uses and river overlooks, (c) permit connection of such setback and trail around the St. Charles Airline and to the setback and trails of adjacent properties so that the river edges of the adjacent properties are similarly improved and any necessary local, state or federal approvals for such connection have been obtained as a result of cooperation between the City and Applicant in obtaining such approvals, and

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(d) cooperate in the construction of the riverwalk connection under Roosevelt Road at such time as the adjacent property to the north is similarly improved with a riverwalk subject to any necessary local, state or federal approvals. It is acknowledged that the connection to Ping Tom Park and the relocatable riverwalk nodes shown in the Design Guidelines are illustrative with approximate locations which will change during development of the Property.

The Applicant shall permit un-gated and unobstructed public access to the river setback, and provide informational and wayfinding signage at all entries that the Riverwalk is open to the public, free of charge, during normal park hours from 6:00 A.M. to 11:00 P.M. every day of the year (subject to occasional partial closure for private use provided that a path providing access during such closures shall be maintained through the river setback). The Riverwalk improvements shall be constructed in no less than 750 foot linear increments, in conjunction with adjacent riverfront development parcels, coordinated with the Open Space Buildout Parameters Exhibit 14, and shall be completed prior to receipt of the Certificate of Occupancy for the first principal building within each riverfront development phase, provided that plantings may be delayed if consistent with good landscape practice, but not longer than one year following receipt of the final Certificate of Occupancy for the first principal building within such development phase, if due to delays in permitting by any governmental or quasi-governmental authorities having jurisdiction over such improvements including, without limitation, the U.S. Army Corps of Engineers, the Metropolitan Water Reclamation District of Greater Chicago, the Illinois Department of Natural Resources-Office of Water Resources, the Coast Guard and CDOT or if due to delays or inability to perform such acts due to causes beyond the reasonable control of the Applicant.

As a part of developing the Ping Tom Park connections illustrated conceptually in Exhibits 7 and 15, the Applicant shall coordinate with the Chicago Park District as the Applicant develops plans for connecting to paths within Ping Tom Park to create a continuous user experience. The paths on the Property to which paths within Ping Tom Park will connect shall be designed and constructed at the sole cost of the Applicant or its successors and assigns.

In addition to the Riverwalk, and subject to the receipt of all necessary permits and approvals, the Applicant or its successors and assigns, at its sole cost, shall design and construct the open space improvements as depicted on the Open Space Plan (hereinafter the "Park"). Provided, however, that changes to the specific location and dimensions of the Park are permitted as long as the Park maintains a minimum of 275,000 square feet of contiguous open space. The Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders to and any ground lessors of the Property, shall be responsible for maintaining and managing the Park for the purposes set forth herein, including ensuring that the Park's landscaping is well maintained, that the vegetation and plantings are kept in a healthy condition and

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that the Park facilities are clean, well lit, litter free and clear of snow (hardscaped areas) and debris. The Applicant shall provide sufficient liability insurance coverage for the operation of the Park for public use. The Applicant shall provide informational and wayfinding signage at all entries that the Park is open to the public (subject to occasional partial closure for private use provided that a path providing access during such closures shall be maintained through the Park), free of charge, during normal park hours from 6:00 A.M. to 11:00 P.M. every day of the year. The maintenance and management obligations contained herein shall continue for the life of this Planned Development and may, at the Applicant's election, subject to and in accordance with the DEMA (defined below). Park improvements shall be constructed in accordance with the Open Space Buildout Parameters in Exhibit 14, and shall be completed prior to receipt of the Certificate of Occupancy for the first principal building which exceeds the Built FAR Area square footage limits, provided that plantings may be delayed if consistent with good landscape practice, but not longer than one year following the construction of the open space improvements set forth herein, or if necessary to accommodate the later construction of large park recreation components which may be located in more than one phase.

If the proposed development on the South Parcel, as designated on the Open Space Buildout Parameters Exhibit, is constructed before the Built FAR attains two million square feet, the Applicant shall construct Riverwalk segments B and C, which shall be completed prior to receipt of the Certificate of Occupancy for the first principal building which exceeds one million square feet on the South Parcel, provided that plantings may be delayed if consistent with good landscape practice, but not longer than one year following the construction of the open space improvements set forth herein.

The Applicant will also construct and maintain the publicly accessible 15th Street Landscaped Setback identified in the Proposed Open Space Plan Exhibit 6, in conjunction with adjacent development parcels and coordinated with the dedication of and construction of 15th Street, and shall be completed (in whole or in part, as identified in the applicable Site Plan Approval) prior to the receipt of the Certificate of Occupancy for the adjacent development parcels along 15th Street, between LaSalle Street and Clark Street. The Applicant will construct and maintain the publicly accessible pedestrian promenade on top of Metra enclosure, identified in the Conceptual Circulation Exhibit 8, in conjunction with adjacent development parcels and coordinated with the relocation of the Metra tracks, and shall be completed (in whole or in part, as identified in the applicable Site Plan Approval) prior to the Certificate of Occupancy for the adjacent development parcels along the relocated Metra track, between Roosevelt Road and 15th Street.

Prior to issuance of building permits for the first principal building, the Applicant will enter into a development and maintenance agreement (the "DEMA") with the City for the construction, maintenance, and management of the Park and the Riverwalk. The DEMA obligations shall be binding upon the Applicant, its successors and assigns,

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including but not limited to a homeowners or master association whose purpose includes maintaining the Park and the Riverwalk. Upon completion of the Park, the public access provided for herein shall be memorialized in a public access easement agreement (which may be included in the DEMA) with and for the benefit of the City. The recording and other costs associated with establishing the easement shall be the responsibility of the Applicant. A copy of said public access easement agreement shall be on file with the Department of Planning and Development.

The Commissioner is hereby authorized to enter into the DEMA (or more than one DEMA if the Commissioner deems necessary depending on the phasing of the development) and all other documents contemplated by the Statement and, in his/her sole discretion, may modify by minor change the foregoing requirements, without further City Council approval, for the DEMA(s) and public access easement agreement(s) so as to permit alternate forms of achieving compliance with the Applicant's construction, maintenance and management obligations and public access rights, such as, by means of example and not limitation, one or more restrictive covenants or owners' reciprocal easement and operation agreements in form and substance acceptable to the City which expressly grant the City necessary enforcement, self-help and lien rights as may be necessary to assure compliance with this Statement.

19. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and City residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and City resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of City residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent City resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and City residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II Permit Review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan, (b) a description of the

applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and City resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and City resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as DPD determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

20. Construction of the improvements contemplated by this Planned Development may be completed in phases over a period of years. Unless construction of the infrastructure improvements identified as Proposed Infrastructure Improvements on the Plans has commenced within six years following adoption of this Planned Development (subject to extension for one additional year as set forth in Section 17-13-0612 of the Chicago Zoning Ordinance), then this Planned Development shall expire, the Zoning Administrator shall initiate a zoning map amendment to rezone the site to the DX-5 Downtown Mixed-Use District.

[Exhibits 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11.1, 11.2, 11.3, 11.4, 11.5, 12, 13, 14.1, 14.2, 14.3, 14.4, 15.1 and 15.2 referred to in these Plan of Development Statements printed on pages 93256 through 93285 of this Journal.]

Bulk Regulations and Data Table and 2015 ARO Affordable Housing Profile Form (AHP) referred to in these Plan of Development Statements read as follows:

Waterway Business-Residential Planned Development No. 1434.

Bulk Regulations And Data Table.

Gross Site Area (square feet): 3,056,719

Subarea 1: 1,395,568

* Editor's Note: Numbering sequence error; (i) missing in original document.

93254	JOURNAL--CITY COUNCIL--CHICAGO	12/12/2018	12/12/2018	REPORTS OF COMMITTEES	93255
Subarea 2:	599,223		Maximum Number of Dwelling Units:	10,000	
Subarea 3:	372,776		Subarea 1:	5,750	
Subarea 4:	689,152		Subarea 2:	2,000	
Area of Public Rights-of-Way (square feet):	754,961		Subarea 3:	1,500	
Subarea 1:	268,235		Subarea 4:	750	
Subarea 2:	148,685		Minimum Off-Street Parking Spaces:	Per Statement 5	
Subarea 3:	59,011		Minimum Bicycle Parking Spaces:		
Subarea 4:	279,030		Residential:	1 per 2 auto spaces	
Net Site Area (square feet):	2,301,758		Non-residential:	1 per 10 auto spaces	
Subarea 1:	1,127,333		Minimum Off-Street Loading Spaces:	Per Statement 5	
Subarea 2:	450,538		Maximum Building Height:		
Subarea 3:	313,765		Subarea 1:	950 feet	
Subarea 4:	410,122		Subarea 2:	800 feet	
Maximum Floor Area Ratio:	5.65*		Subarea 3:	500 feet	
Subarea 1:	6.74		Subarea 4:	90 feet	
Subarea 2:	5.99		Minimum Setbacks:	In substantial conformance with the Plans	
Subarea 3:	4.78				
Subarea 4:	2.95				

* The maximum floor area ratio permitted per subarea may be increased by up to 20 percent if transferred from other subareas, subject to Statement 16.

93256

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2015 ARO Affordable Housing Profile Form (AHP)
 Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 15, 2015). More information is online at www.cityofchicago.org/ARO. This completed form should be returned to: Kara Broome, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.broome@cityofchicago.org

Date: 11/06/2018

DEVELOPMENT INFORMATION

Development Name: Roosevelt/Clark

Development Address: 241 W. Roosevelt Road

Zoning Application Number, if applicable:

Word: 25th

If you are working with a Planner at the City, what is his/her name?

- Type of City Involvement ☐ City Land ☒ Planned Development (PD)
- check all that apply ☒ Financial Assistance ☐ Transit Served Location (TSL) project
- ☐ Zoning Increase

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received:

- ☐ ARO Web Form completed and attached - or submitted online on
- ☐ ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (Excel)
- ☐ If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (pdf)
- ☐ If ARO units proposed are off-site, required attachments are included (see next page)
- ☐ If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (pdf)

DEVELOPER INFORMATION

Developer Name: Roosevelt/Clark Partners, LLC

Developer Contact: Michael Ellich

Developer Address: 359 W. Hubbard St., Suite 308, Chicago, IL, 60654

Email: mellich@relatedmatters.com

Developer Phone: 312-595-7400

Attorney Name: Richard Klarwein/Katie Jafko Dale - DLA Piper

Attorney Phone: 312-368-7243/2153

TIMING

Estimated date marketing will begin: TBD

Estimated date of building permit: TBD

Estimated date ARO units will be complete: TBD

*the in-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) are required prior to the issuance of any building permits, including the foundation permit.

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)

Kara Broome, DPD

Developer/Project Manager

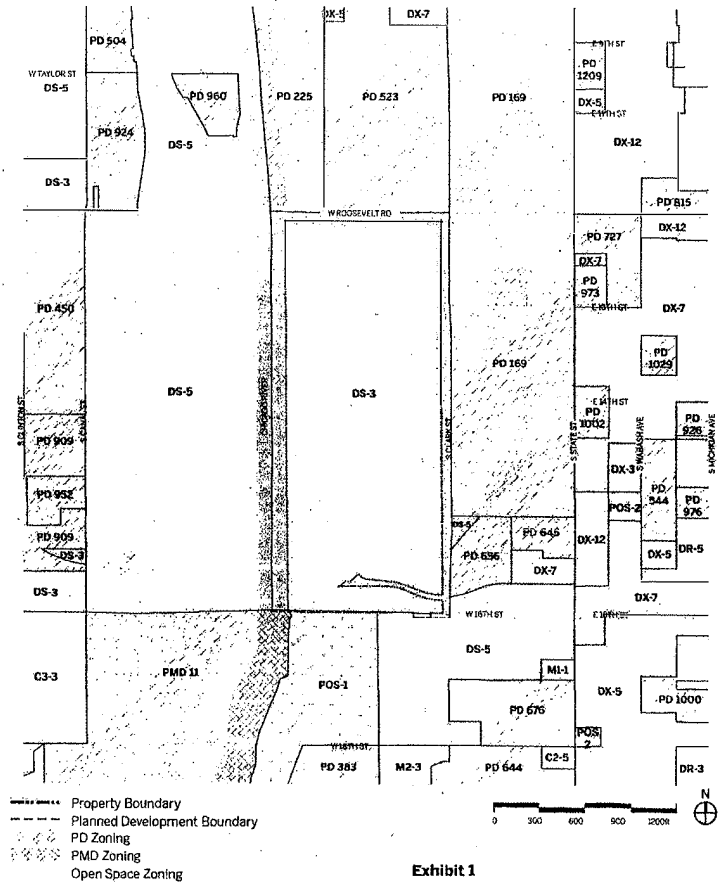
Date

Date



Last updated September 4, 2018

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Applicant: Roosevelt/Clark Partners, LLC
 Address: 120-233 West Roosevelt Road/1200-1558 South Clark Street, Chicago, Illinois
 Introduced: May 23, 2018
 Plan Commission: November 15, 2018

Exhibit 1
EXISTING ZONING MAP

SCALE: 1"=600'

93258

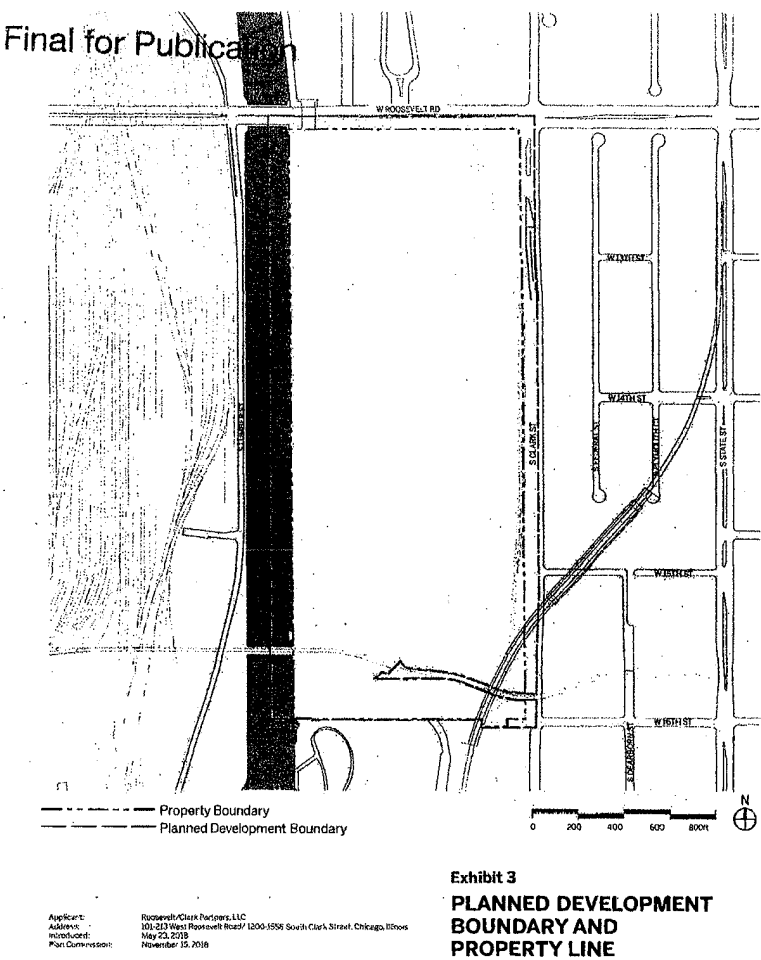
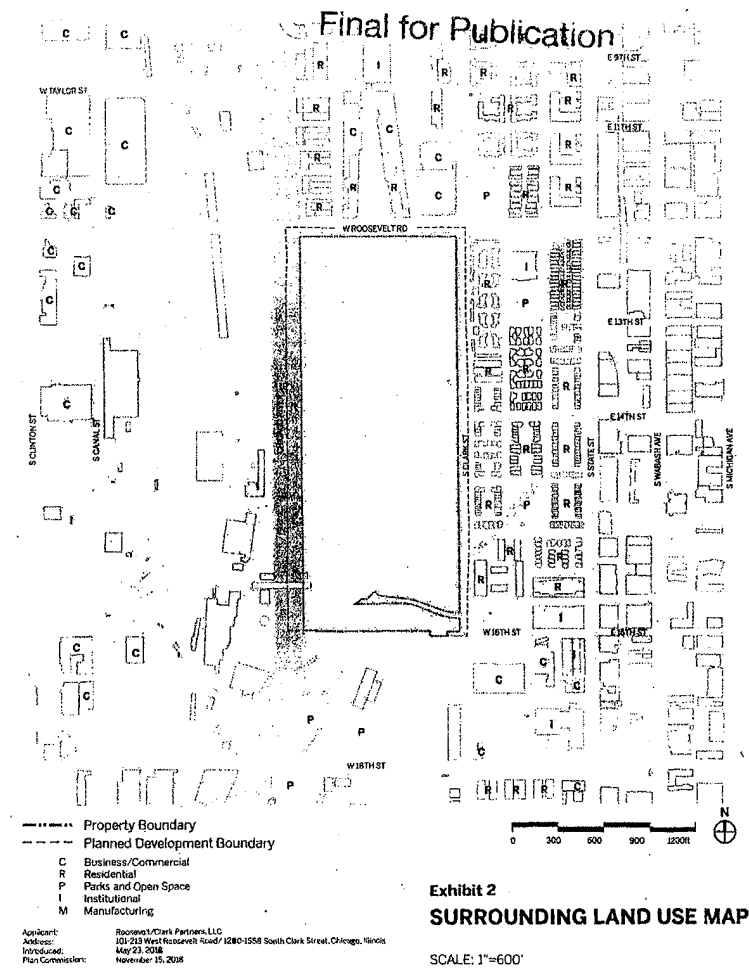
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12/12/2018

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JOURNAL--CITY COUNCIL--CHICAGO

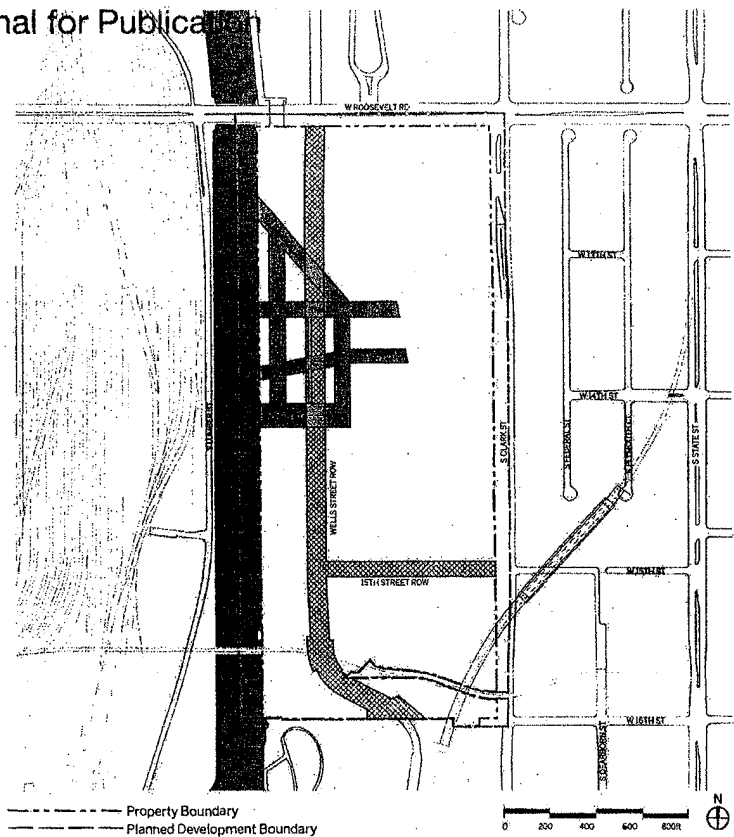
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93261

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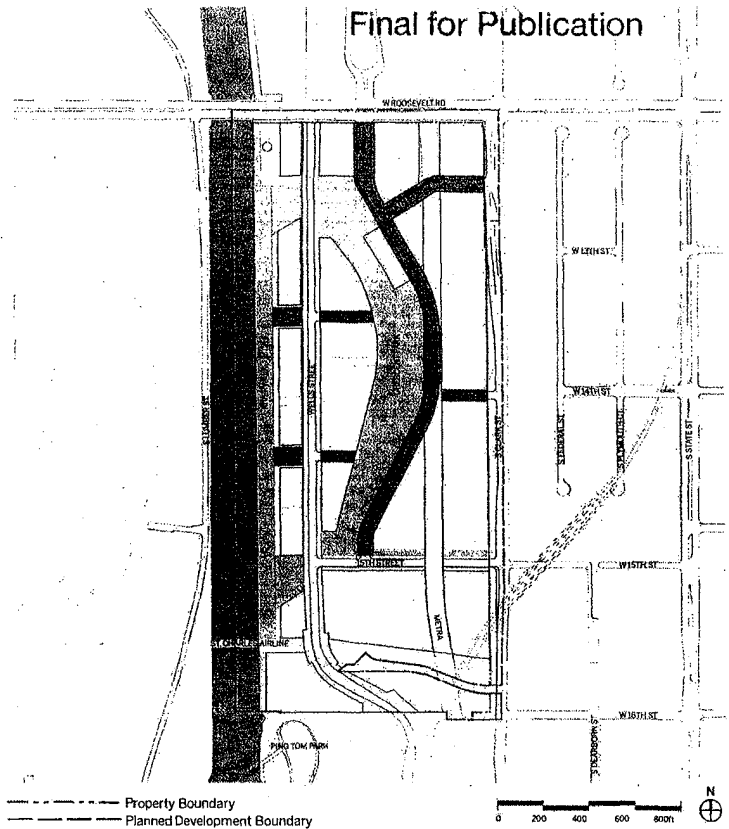
Property Boundary
Planned Development Boundary
Current ROW to be Vacated: 185,676 sq ft
Current ROW to Remain: 30,653 sq ft
Land to become Dedicated ROW: 250,271 sq ft

Applicant: Roosevelt/Clark Partners, LLC
Address: 101-213 West Roosevelt Road / P.O. Box 1558 South Clark Street, Chicago, Illinois
Introduced: May 23, 2018
Plan Commission: November 15, 2018

Exhibit 4
RIGHTS OF WAY ADJUSTMENT

SCALE: 1"=400'

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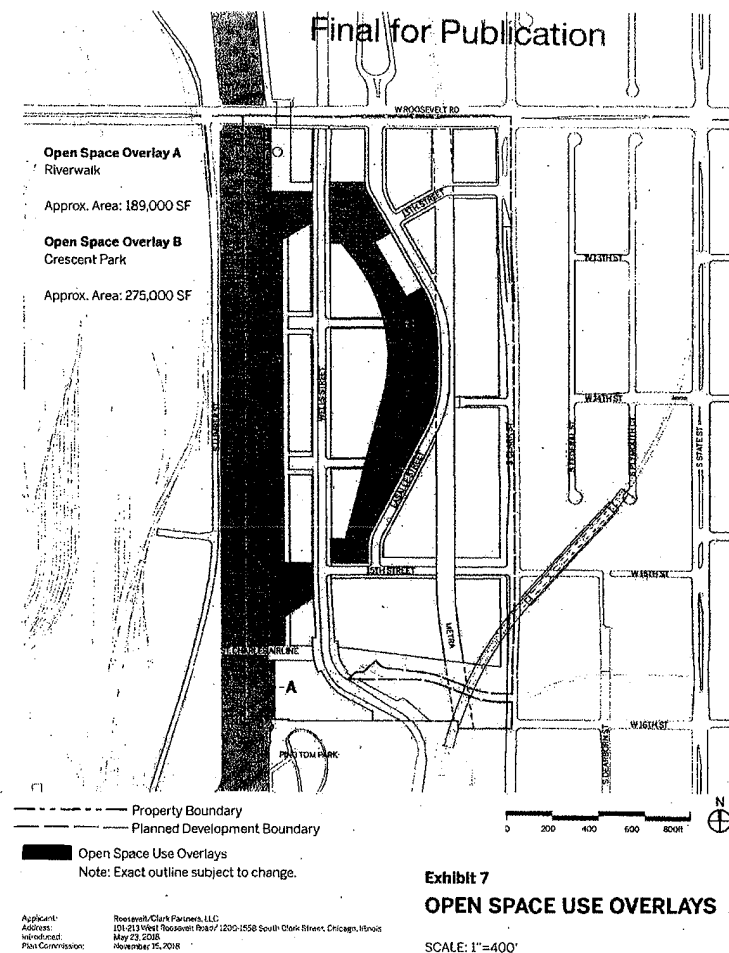
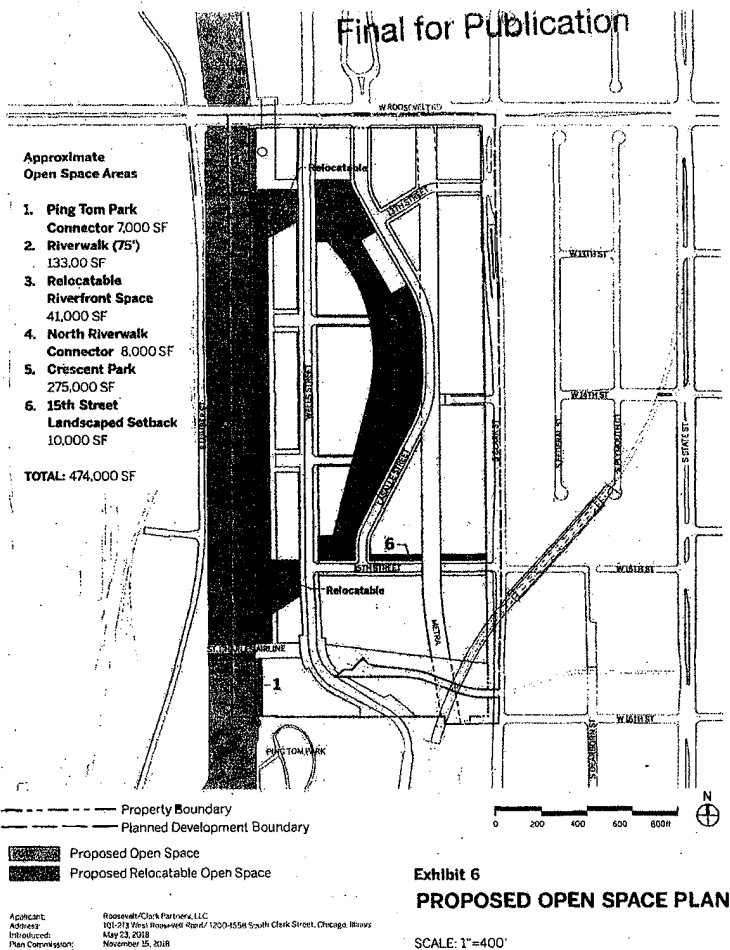


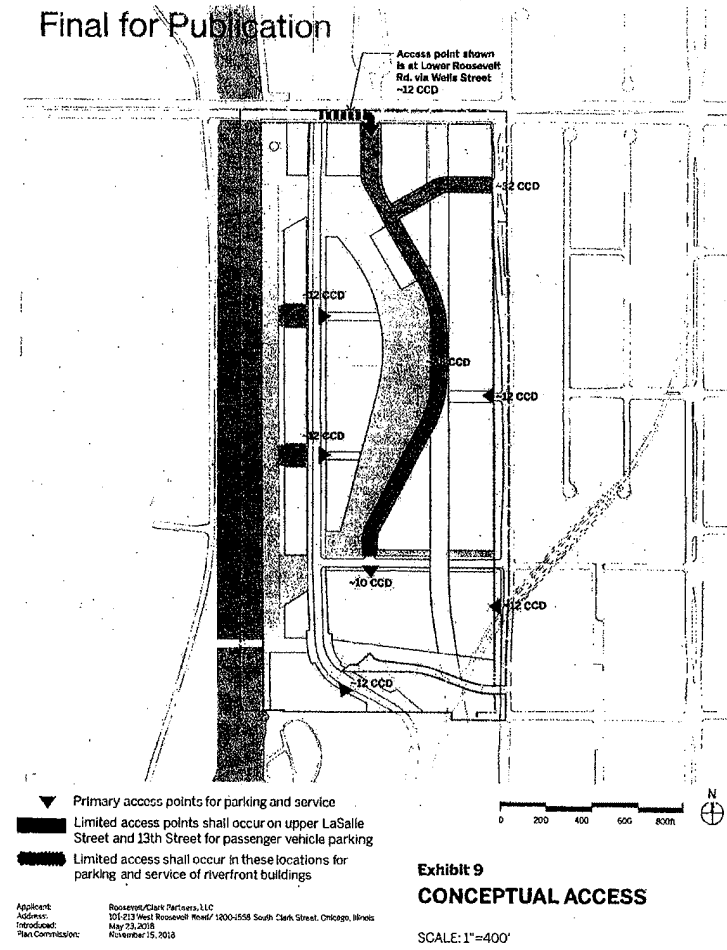
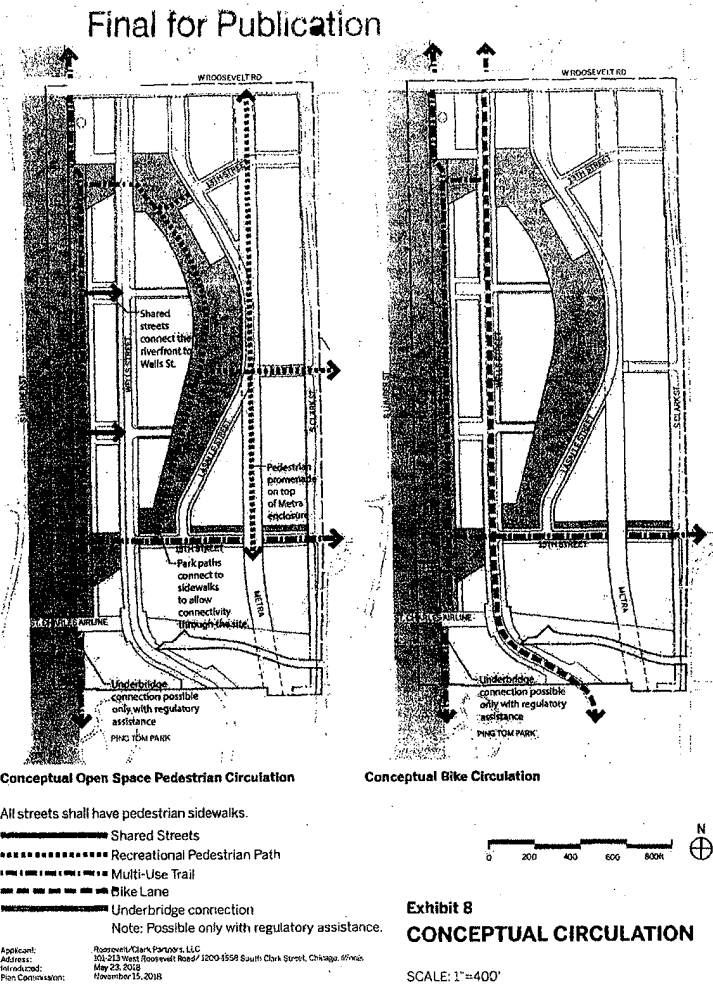
Property Boundary
Planned Development Boundary
Proposed Private Streets
Note: Public Rights of Way shown on ROW Dedication Map

Applicant: Roosevelt/Clark Partners, LLC
Address: 101-213 West Roosevelt Road / P.O. Box 1558 South Clark Street, Chicago, Illinois
Introduced: May 23, 2018
Plan Commission: November 15, 2018

Exhibit 5
SITE PLAN

SCALE: 1"=400'





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12/12/2018

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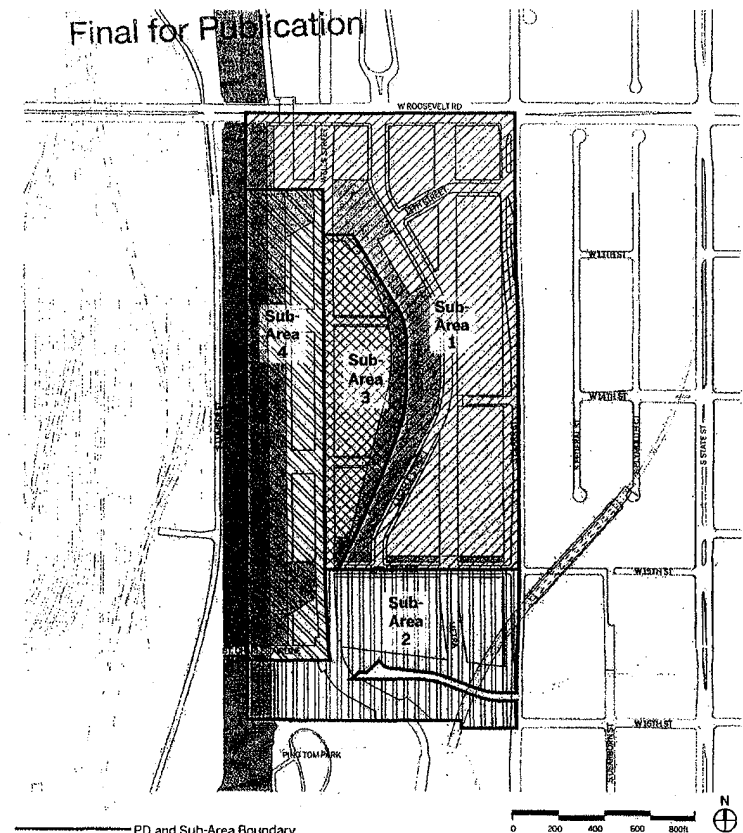


Exhibit 10
SUB-AREAS

SCALE: 1"=400'

Applicant: Roosevelt/Clark Partners, LLC
Address: 101 213 West Roosevelt Road/ 1200-1558 South Clark Street, Chicago, Illinois
Introduction: May 23, 2018
Plan Commission: November 15, 2018

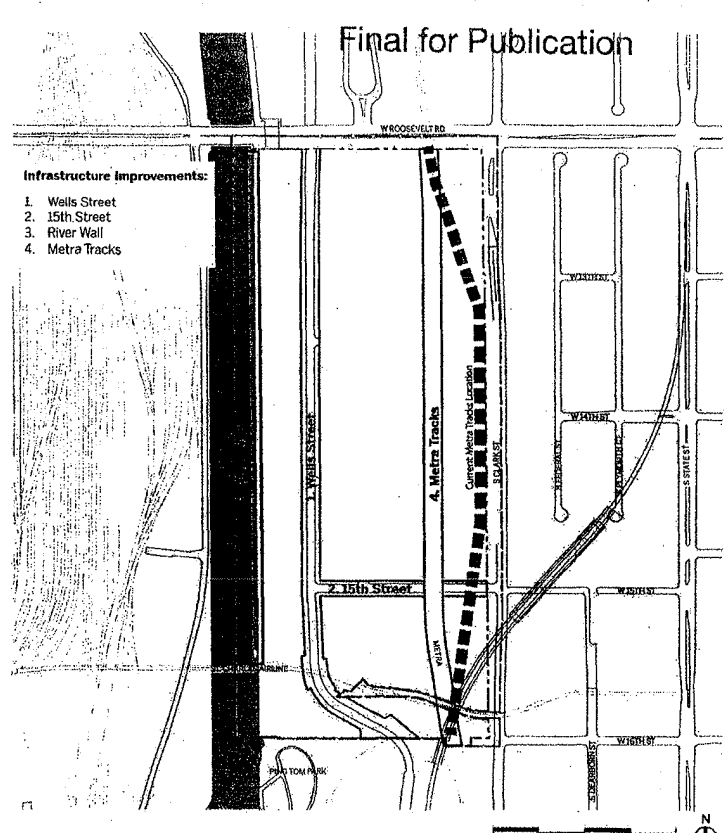


Exhibit 11.1
PROPOSED INFRASTRUCTURE
IMPROVEMENTS

Applicant: Roosevelt/Clark Partners, LLC
Address: 101 213 West Roosevelt Road/ 1200-1558 South Clark Street, Chicago, Illinois
Introduction: May 23, 2018
Plan Commission: November 15, 2018

93268

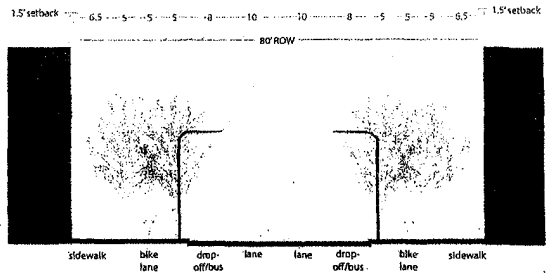
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Wells Street Section

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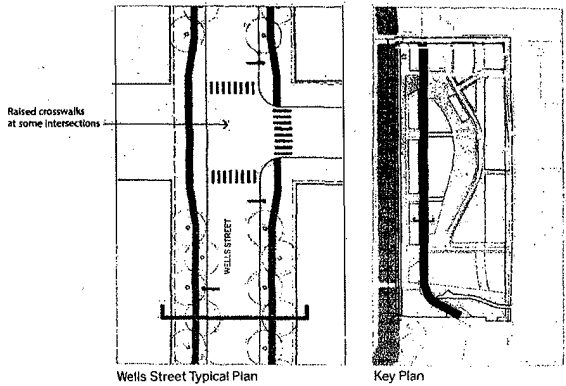
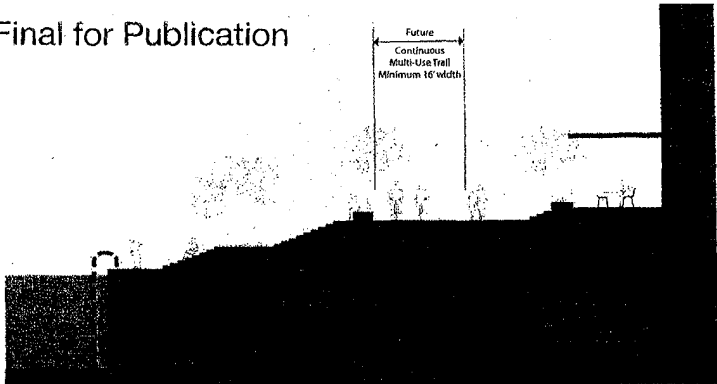


Exhibit 11.2
PROPOSED INFRASTRUCTURE
IMPROVEMENTS- WELLS ST.

Applicant: Roosevelt/Clark Partners, LLC
Address: 101-213 West Roosevelt Road/ 1200-1558 South Clark Street, Chicago, Illinois
Introduction: May 23, 2018
Plan Commission: November 15, 2018

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River Wall Section

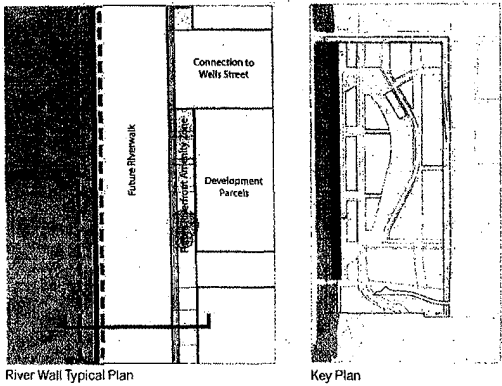


Exhibit 11.4
PROPOSED INFRASTRUCTURE
IMPROVEMENTS- RIVER WALL

Applicant: Roosevelt/Clark Partners, LLC
Address: 101-213 West Roosevelt Road/ 1200-1558 South Clark Street, Chicago, Illinois
Introduction: May 23, 2018
Plan Commission: November 15, 2018

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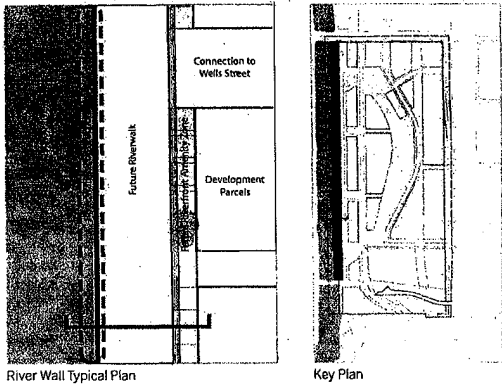
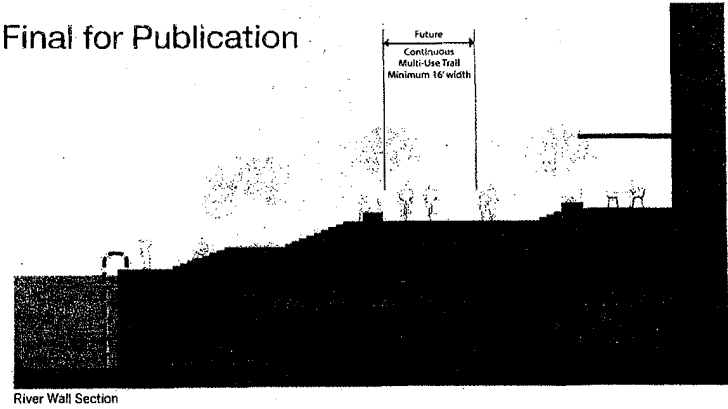


Exhibit 11.4
PROPOSED INFRASTRUCTURE
IMPROVEMENTS- RIVER WALL

Applicant: Roosevelt/Clark Partners, LLC
Address: 101-213 West Roosevelt Road/ 1200-1595 South Clark Street, Chicago, Illinois
Introduction: May 23, 2018
Plan Commission: November 15, 2018

12/12/2018

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93271

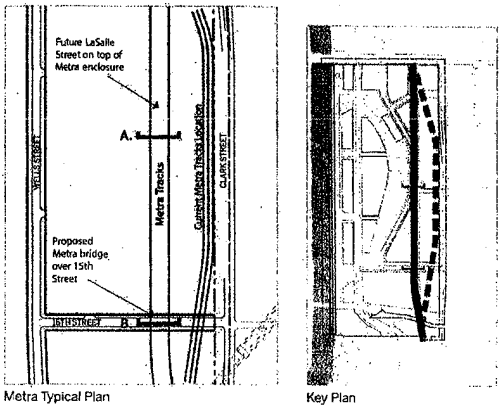
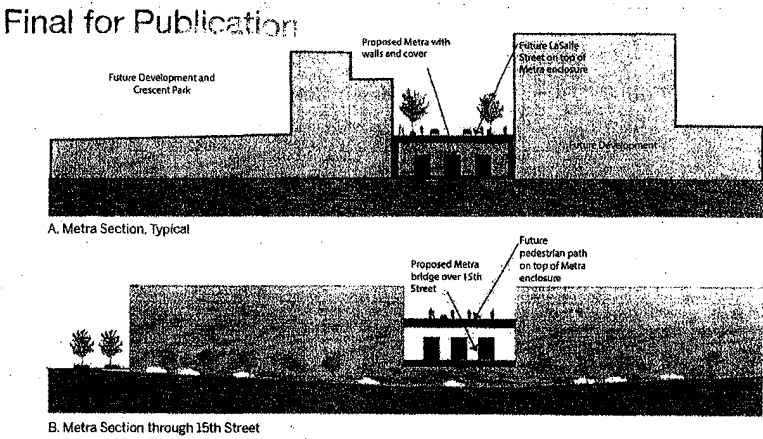
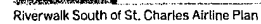


Exhibit 11.5
PROPOSED INFRASTRUCTURE
IMPROVEMENTS- METRA

Applicant: Roosevelt/Clark Partners, LLC
Address: 101-213 West Roosevelt Road/ 1200-1595 South Clark Street, Chicago, Illinois
Introduction: May 23, 2018
Plan Commission: November 15, 2018

93273



FUTURE PING TOM PARK CONNECTION

Applicant: Roosevelt/Clark Partners, LLC
Address: 101-213 West Roosevelt Road/ 1200-1558 South Clark Street, Chicago, Illinois
Introduced: May 23, 2018
Plan Commission: November 15, 2018

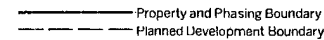


Exhibit 13
CONCEPTUAL PHASING PLAN

SCALE: 1"=400'

Applicant: Roosevelt/Clark Partners, LLC
Address: 101-213 West Roosevelt Road/ 120G-1558 South Clark Street, Chicago, Illinois
Introduced: May 23, 2019
Plan Commission: November 15, 2012

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All development within this Planned Development must substantially comply with the Chicago River Corridor Design Guidelines and Standards, or as amended, the Chicago Sustainable Development Policy, or as amended, and with the design standards and guidelines outlined in the Zoning Ordinance Section 17-8-0900 Standards and Guidelines. These guidelines listed below provide additional standards for buildings and public spaces to complement the specific context of this Planned Development:

GENERAL DEVELOPMENT GUIDELINES

STREETS AND ACTIVATION

- The district gateways of the site are the following intersections: Clark Street and Roosevelt Road, LaSalle Street and Roosevelt Road, LaSalle Street and 13th Street, Clark Street and 15th Street, and Wells Street and 15th Street. The building facades at these intersections shall be primary facades.
- The facades facing Ping Tom Park shall be primary facades.
- Primary facades shall minimize back-of-house functions and shall have a high percentage of clear and un-tinted glazing at the ground floor.
- The facades at the ground floor along Wells, 15th, Roosevelt, Clark, LaSalle, and 13th shall be designed to the pedestrian scale and house primary active uses that engage the street, such as retail, restaurants, storefronts, office, lobbies, or outdoor dining. Designs shall showcase activity inside the buildings.
- Any streetwall setbacks shall be kept activated with cafes, seating, or windows to an interior space.
- Primary streets shall be designed as multi-modal complete streets.
- The Clark Street and 15th Street intersection shall serve as a pedestrian and vehicular entry to the site and an important connection point to public transit on Clark. The Metra bridge over 15th Street shall be designed as a gateway feature with high quality architectural materials.
- The development shall connect to the city grid by connecting north to Wells Street, south to Wentworth Avenue, and east to 15th Street. A pedestrian connection shall connect east at 14th Street.
- The re-design of Clark Street shall take into consideration the area vacated by the Metra tracks and include traffic improvements coordinated with CDOT, as well as improved pedestrian and landscaped areas on both sides of Clark.

PUBLIC RIVERFRONT ACCESS

- At every block, wide public access points or shared streets shall be provided for pedestrians and cyclists to access the Riverfront from Wells Street. See Exhibit B and 14.4.
- In the shared streets, building entries shall be encouraged and any service access shall be designed to be as unobtrusive as possible.

CURBSIDE STRATEGY

- The curb lane shall primarily be a flexible zone allowing transit stops, smart infrastructure, loading, and drop-offs to share the space.
- Passenger pick-up and drop-off zones shall primarily occur along LaSalle Street.

- Riverfront shared streets west of Wells Street shall allow multi-modal circulation and limited pick-up and drop-off space. See Exhibit B.
 - Additional passenger pick-up and drop-off zones on Clark Street, 15th Street, and Wells Street shall be coordinated with CDOT and CTA.
 - Driveways and access points shall be consolidated when possible in order to minimize curb cuts and congestion. Curb cuts shall be a maximum of 20' wide or coordinated with CDOT standards.
- PARKING AND SERVICE
- The development shall provide parking, service access drives, and loading zones below the Crescent Park and located behind active uses whenever possible.
 - High-quality architectural screening for any above grade parking levels shall be integrated into the facade design and shall obscure car headlights and sound from neighboring buildings.
 - Parking and loading will be screened from Ping Tom Park.
 - Service and parking entries shall be designed to be integrated with the overall building facade.
 - Access points primary to lower level service drives and parking shall be at -12' CCD and shall be located at lower Roosevelt Road, Clark Street, and Wells Street.
 - Other access points to limited service and parking shall be located on Wells Street and 15th Street.
 - Additional limited passenger parking access points shall occur at -38' CCD and shall be located on LaSalle Street and 13th Street.
 - Limited service and parking entries shall occur in the riverfront shared streets west of Wells Street. See Exhibit B.

OPEN SPACE GUIDELINES

OPEN SPACE CONCEPT

- The riverfront shall provide public access along a broad, active promenade that engages the riverby bringing people to the water's edge and is punctuated by key spaces.
- The riverfront is composed of two zones north of the St. Charles Airline: A -75' wide riverwalk, and a -25' wide riverfront amenity zone adjacent to the buildings.
- The 75' wide riverwalk shall include a minimum 16' wide continuous multi-use trail.
- The 25' riverfront amenity zone may include structures to promote multi-seasonal use.
- The riverfront shall include a variety of amenities to promote activity, such as play spaces, a fountain, a multi-use trail, stepped river seating, outdoor restaurants, and wetland plantings. Amenities shall be designed to incorporate high quality components and materials.

Exhibit 14.1

DESIGN GUIDELINES

Applicant: Roosevelt/Clark Partners, LLC
Address: 221-213 West Roosevelt Road/1200-1558 South Clark Street, Chicago, Illinois
Submitted: May 23, 2018
Plan Commission: November 15, 2018

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OPEN SPACE GUIDELINES (CONTINUED)

OPEN SPACE CONCEPT (CONTINUED)

- The crescent park shall serve as the neighborhood's center, with pathways that connect from north to south and east to west. Programming shall include a dog park, recreational lawn, passive play spaces, native landscaping, playgrounds, and terraced gathering spaces. Landscape spaces shall be designed to include a variety of different trees, shrubs and perennials that provide for seasonal interest.
- The park shall connect pedestrians from upper LaSalle and 13th Streets at -38' CCD to Wells and 15th Streets and the Riverfront at -12' CCD.
- The design of 15th street shall include a landscaped setback. This space shall include a multi-use trail, cafes, and gathering areas.
- A variety of cultural and recreational amenities shall be integrated within the site and used to activate spaces for all ages.
- Interpretive signage shall be provided across the development to bring awareness to the cultural context and history of the site.
- Pedestrian riverwalk connections shall be provided along the Riverfront to the South to Ping Tom Park and the North under the Roosevelt Road Bridge.
- Landscape throughout shall incorporate stormwater management best practices to detain, clean, and reduce the volume of stormwater discharge. Incorporate interactive stormwater landscape art elements into the landscape in creative ways such as water gardens, sculptural art elements, planters, and riverlets.
- Open space landscape design shall incorporate best practices for wildlife habitat creation, biodiversity, and incorporate functional areas of riparian edge restoration along the riverwalk where feasible, integrated into a education and interpretive programmatic system.

OPEN SPACE CONNECTIVITY

- Stairs, ramps, and paths for pedestrian access from the site's upper levels of Roosevelt, LaSalle, and 13th Streets to its lower levels of Wells, 15th, and Clark Streets shall be provided. Stair and ramp designs shall avoid blank walls and unactivated ramps. Publicly accessible elevators as part of a building development will also connect these levels.
- Public, universal accessibility shall be provided from upper Roosevelt Road to Wells Street.
- Publicly accessible open spaces shall be designed to the applicable standards of the Chicago Park District.
- Dedicated bike lanes or multi-use trails shall be provided on publicly dedicated streets and the riverwalk.
- Opportunities for inter-modal connections shall be provided at transit stations.

PLACEMAKING

- Where appropriate, open spaces shall contain street furniture and landscaping that encourages public interaction and gathering. This shall include public art, interpretive gardens, seating, picnic areas, playscapes, and signage.
- A site-wide wayfinding signage system shall be implemented on the site.
- Undeveloped parcels may support interim uses including, but not limited to, recreational open space, dog friendly areas, and surface parking. Interim use plan improvements and time frame shall require review and approval by ODP.

BUILDING DESIGN GUIDELINES

MASSING

- Taller buildings shall be focused along Roosevelt Road and Clark Street where they are closest to CTA commuting options.
- Clark Street podiums shall be 2-5 stories with design relating to scale of context and with towers set back from the podiums.
- Building massing shall step down in height towards the river and culminate in pedestrian-scaled development along the riverfront, north of the St. Charles Airline.
- South of the St. Charles Airline, building massing shall set back from the Ping Tom Park edge.
- Building designs should achieve, through architecture diversity, a varied and distinctive skyline.
- Building massing shall be composed of architecturally well-scaled portions.
- Towers and their podiums shall relate to each other in order to provide a cohesive expression.
- Provide a minimum building separation of 40' between towers to preserve access to natural light.
- Screen rooftop mechanical equipment from pedestrian view with materials that are consistent with the overall building.
- Where site conditions permit, orient towers to maximize energy efficiency and natural lighting, and to maximize thermal comfort and minimize shading of neighboring public spaces.
- Design buildings to assure that sunlight access to the river corridor and Ping Tom Park is achieved approximately 6 hours per day during non-winter months.
- Balconies shall be integrated within the design of the building facade.
- Where appropriate, upper level setbacks shall serve as activated terraces.
- Frame streets and open spaces with base/podiums that provide a human scale and adequate solar access. Facades shall appropriately respond to the character of their context.

Exhibit 14.1

DESIGN GUIDELINES

Applicant: Roosevelt/Clark Partners, LLC
Address: 221-213 West Roosevelt Road/1200-1558 South Clark Street, Chicago, Illinois
Submitted: May 23, 2018
Plan Commission: November 15, 2018

BUILDING DESIGN GUIDELINES (CONTINUED)

STREET WALL/BUILDING BASE

- Architecture shall provide an identity to entrance locations and district gateway intersections.
- Buildings adjacent to publicly accessible open spaces and riverfront shall provide direct access to these spaces.
- Tenant signage for each building should be considered as part of the facade design to ensure consistency of placement, size, materials, and method of illumination.

BUILDING MATERIALS

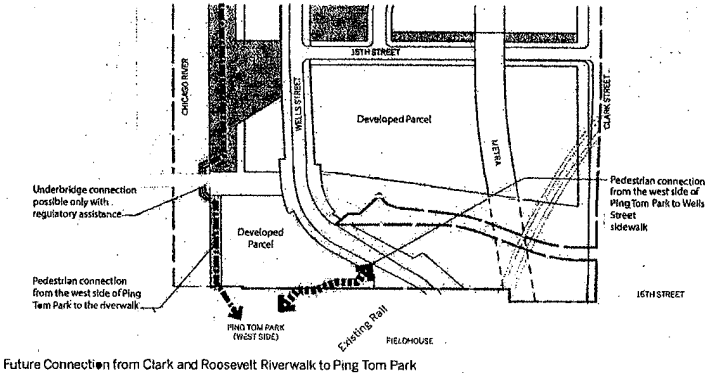
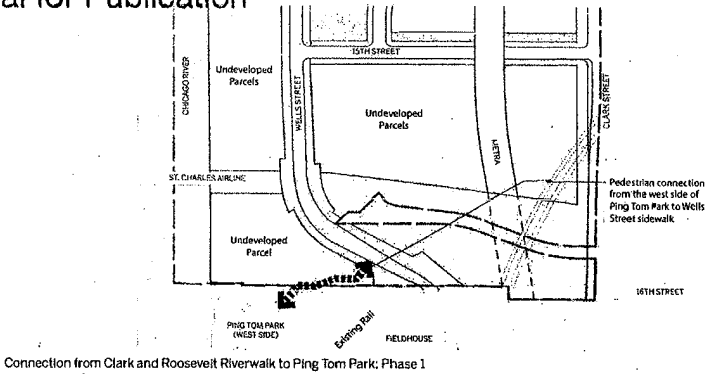
- The following materials shall not be visible on the exterior facades: Concrete Masonry Units (CMU), Exterior Insulation and Finish Systems (EIFS), thin brick, and residential-type vinyl and metal siding.
- Buildings shall employ architectural materials consistent with contemporary building practices, such as high quality wall systems in glass, metal, masonry, high-quality architectural concrete, or hardwood. Glazing shall not be highly reflective nor mirrored.
- Building envelopes shall support environmentally responsible design by reducing heat loads, improving energy efficiency, maximizing occupant comfort, and using sustainable materials.
- Podium and ground-floor levels facing publicly accessible open spaces, including streets, the riverfront, the Crescent Park, and Ping Tom Park shall be detailed to enhance the pedestrian environment and shall be complementary to the context.
- Building designs shall incorporate bird-friendly design features to mitigate fatalities.
- Podium roofs shall incorporate active amenity decks and landscaping as appropriate to building uses.
- Any required ventilation shall be integrated within the design of the building facade.

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Applicant: Roosevelt/Clark Partners, LLC
Address: 105-213 West Roosevelt Road/ 1200-1558 South Clark Street, Chicago, Illinois
Introduction: May 23, 2018
Plan Commission: November 15, 2018

Exhibit 14.1
DESIGN GUIDELINES

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- Pedestrian path
 - Multi-use trail
 - Underbridge connection
- Note: Possible only with regulatory assistance.

Exhibit 14.2
DESIGN GUIDELINES-
PING TOM PARK CONNECTION

Applicant: Roosevelt/Clark Partners, LLC
Address: 105-213 West Roosevelt Road/ 1200-1558 South Clark Street, Chicago, Illinois
Introduction: May 23, 2018
Plan Commission: November 15, 2018

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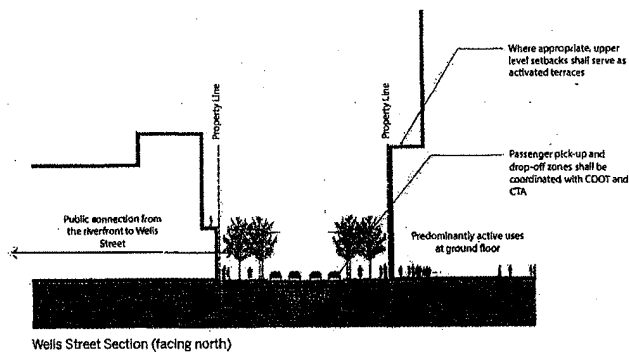
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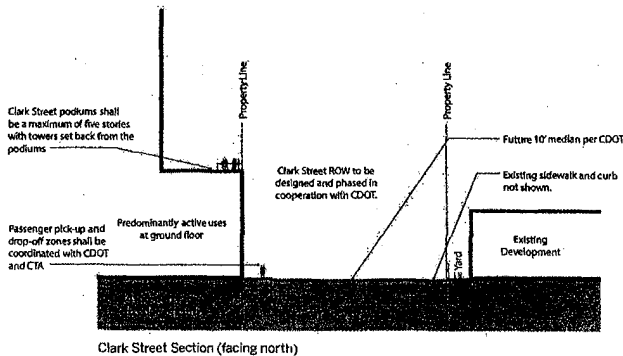
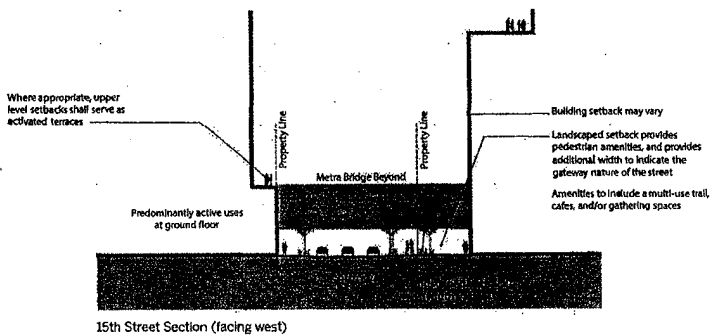
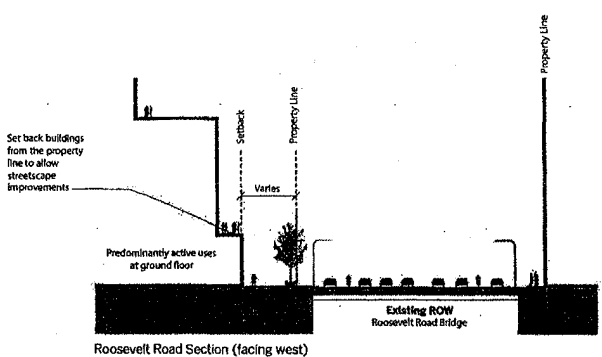


Exhibit 14.3
DESIGN GUIDELINES-
STREETSCAPE SECTIONS

Applicant: Roosevelt/Clark Partners, LLC
Address: 101-113 West Roosevelt Road/1200-1558 South Clark Street, Chicago, Illinois
Introduction: May 23, 2018
Plan Commission: November 15, 2018

Exhibit 14.3
DESIGN GUIDELINES-
STREETSCAPE SECTIONS

Applicant: Roosevelt/Clark Partners, LLC
Address: 101-113 West Roosevelt Road/1200-1558 South Clark Street, Chicago, Illinois
Introduction: May 23, 2018
Plan Commission: November 15, 2018

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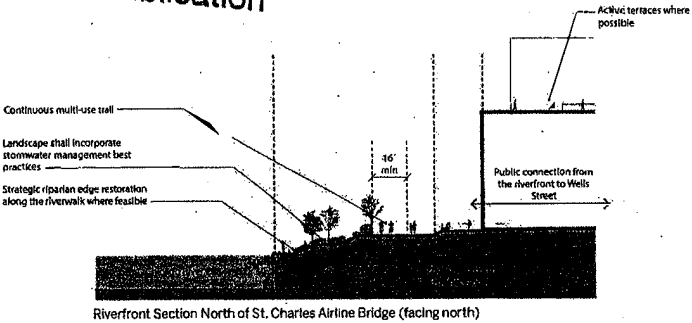
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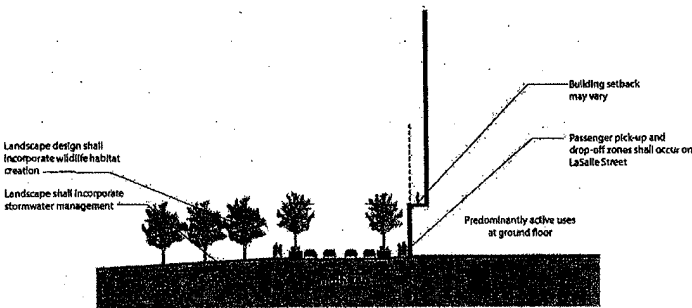
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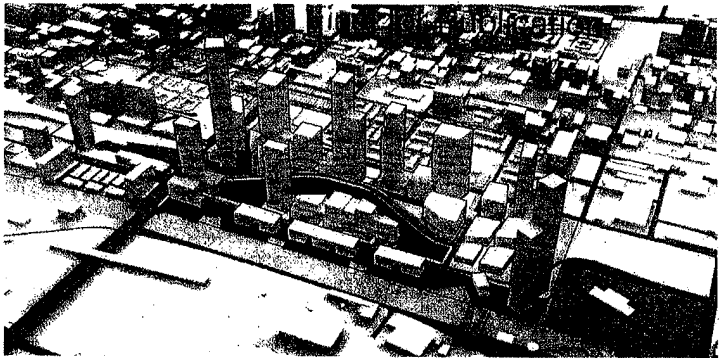
Riverview Section North of St. Charles Airline Bridge (facing north)



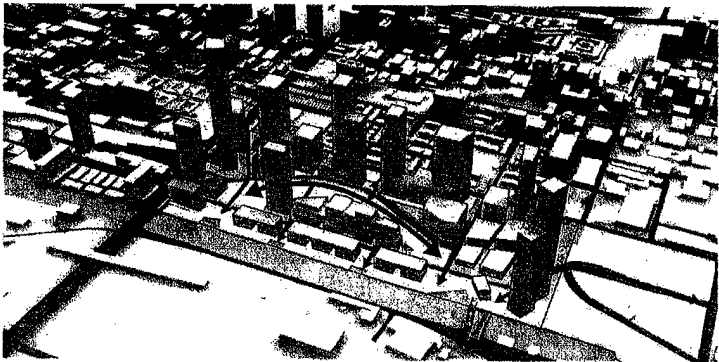
LaSalle Street Section at Crescent Park (facing north)

Exhibit 14.3
DESIGN GUIDELINES-
STREETSCAPE SECTIONS

Applicant: Rosecrantz/Clark Partners, LLC
Address: 300-223 West Roosevelt Road/ 1200-1558 South Clark Street, Chicago, Illinois
Introduced: May 23, 2018
Plan Commission: November 15, 2018



1. Concentrate density to provide contiguous and usable open spaces



2. Provide pedestrian access points to the riverfront

Note: Illustrative massing shows maximum allowable heights and gross floor area allowed by the bulk regulations and data table.

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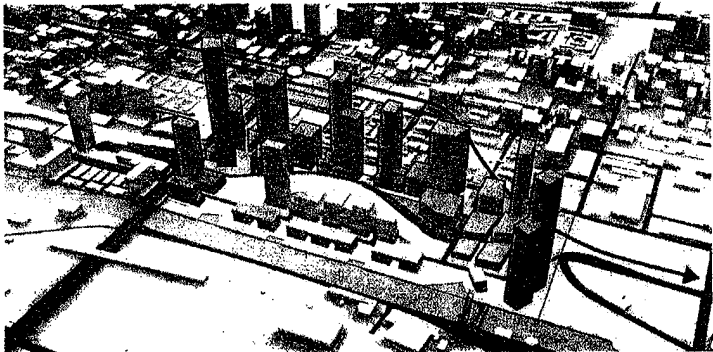
Exhibit 14.4
DESIGN GUIDELINES-
SITE MASSING PRINCIPLES

Applicant: Rosecrantz/Clark Partners, LLC
Address: 300-223 West Roosevelt Road/ 1200-1558 South Clark Street, Chicago, Illinois
Introduced: May 23, 2018
Plan Commission: November 15, 2018

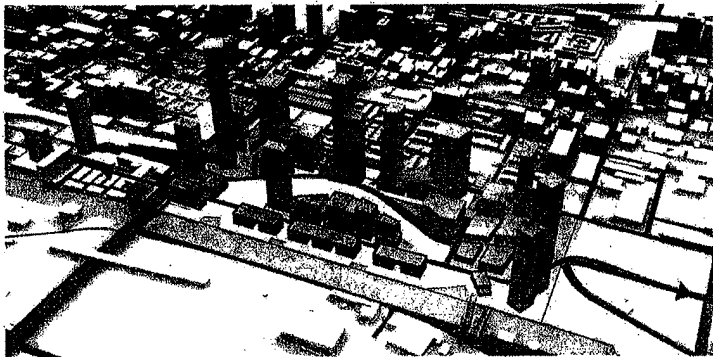
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3. Locate taller buildings along major streets, close to transit, and adjacent to open spaces



4. Locate pedestrian-scaled development along the riverfront and Wells Street, north of the St. Charles Airline

Note: Illustrative massing shows maximum allowable heights and gross floor area allowed by the bulk regulations and data table.

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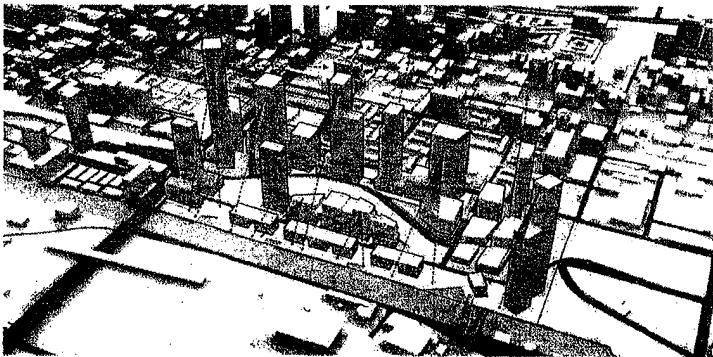
Exhibit 14.4
DESIGN GUIDELINES-
SITE MASSING PRINCIPLES

Applicant: Rosecrantz/Clark Partners, LLC
Address: 100-233 West Roosevelt Road / 1200-1558 South Clark Street, Chicago, Illinois
Introduced: May 23, 2018
Plan Commission: November 15, 2018

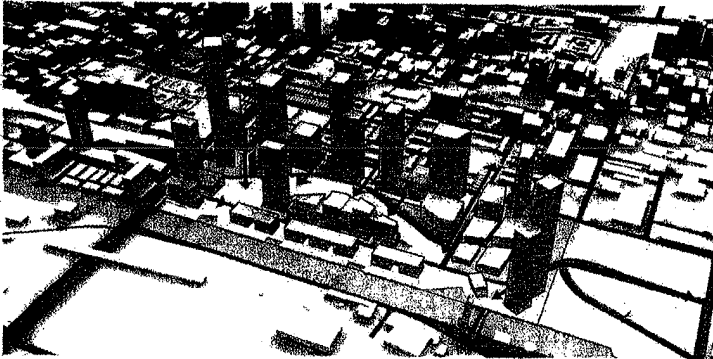
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5. Maximize visual connections to riverfront activity, the city, and Lake Michigan



6. Connect to the city grid with pedestrian and vehicular connectivity

Note: Illustrative massing shows maximum allowable heights and gross floor area allowed by the bulk regulations and data table.

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Exhibit 14.4
DESIGN GUIDELINES-
SITE MASSING PRINCIPLES

Applicant: Rosecrantz/Clark Partners, LLC
Address: 100-233 West Roosevelt Road / 1200-1558 South Clark Street, Chicago, Illinois
Introduced: May 23, 2018
Plan Commission: November 15, 2018

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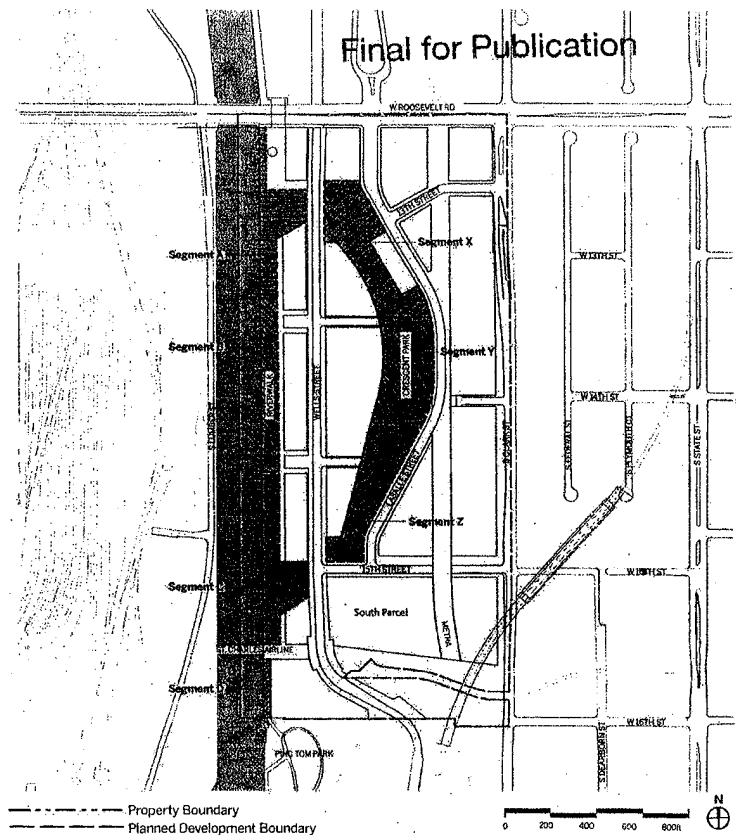


Exhibit 15.1
**OPEN SPACE BUILDOUT
PARAMETERS**
SCALE: 1"=400'

Applicant: Roosevelt China Partners, LLC
Address: 1215 213 West Roosevelt Road, 1200-1590 South Clark Street, Chicago, Illinois
Introduction: May 23, 2018
Plan Commission: November 15, 2018

